4.

Planning Commission Date: March 22, 2006 Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report prepared by: Kim Duncan

Public Hearing: Yes: X No: _____

Notices Mailed On: 2/11/06 Published On: 2/10/06 Posted On: 2/11/06

TITLE:	**MAJOR TENTATIVE PARCEL MAP NO. MA2005-9, 'S' ZONE APPROVAL NO. SZ2005-9, AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2005-11**
Proposal:	A request to demolish a 124,026 square foot industrial building and construct twelve (12) new R&D buildings, totaling approximately 127,986 square feet, a Tentative Parcel Map to subdivide into industrial condominiums, sign program, and site modification including the removal of protected trees (*continued from February 22, 2006).*
Location:	1100 Cadillac Court (APN: 022-38-016)
RECOMMENDATION:	**Adopt the Mitigated Negative Declaration and Approve with Conditions.**
Applicant:	DES Architects, 399 Bradford Street, 3rd Floor, Redwood City, CA 94063.
Property Owners:	Venture Commerce Corporation, 600 Miller Avenue, Mill Valley, CA 94941.
Environmental Info:	Initial Study and Mitigated Negative Declaration No. EA2005-11
General Plan Designation:	Industrial Park
Present Zoning:	Industrial Park (MP-S)-PUD 31
Existing Land Use:	Vacant Industrial Building
Agenda Sent To:	Applicant/owner
Attachments:	Plans (dated March 17, 2006), project description, Planning Commission meeting minutes (dated February 22, 2006), Initial Study and Mitigated Negative Declaration, Focused Traffic Study, Phase I Environmental Site Assessment, RCL Ecology Species Assessment, light fixture details, mechanical equipment noise calculations, Letter from Jeffrey Widman (dated February 17, 2006), Staff memo to Planning Commission (dated February 22, 2006), Dixon Landing HOA newsletter.
PJ No.	3195

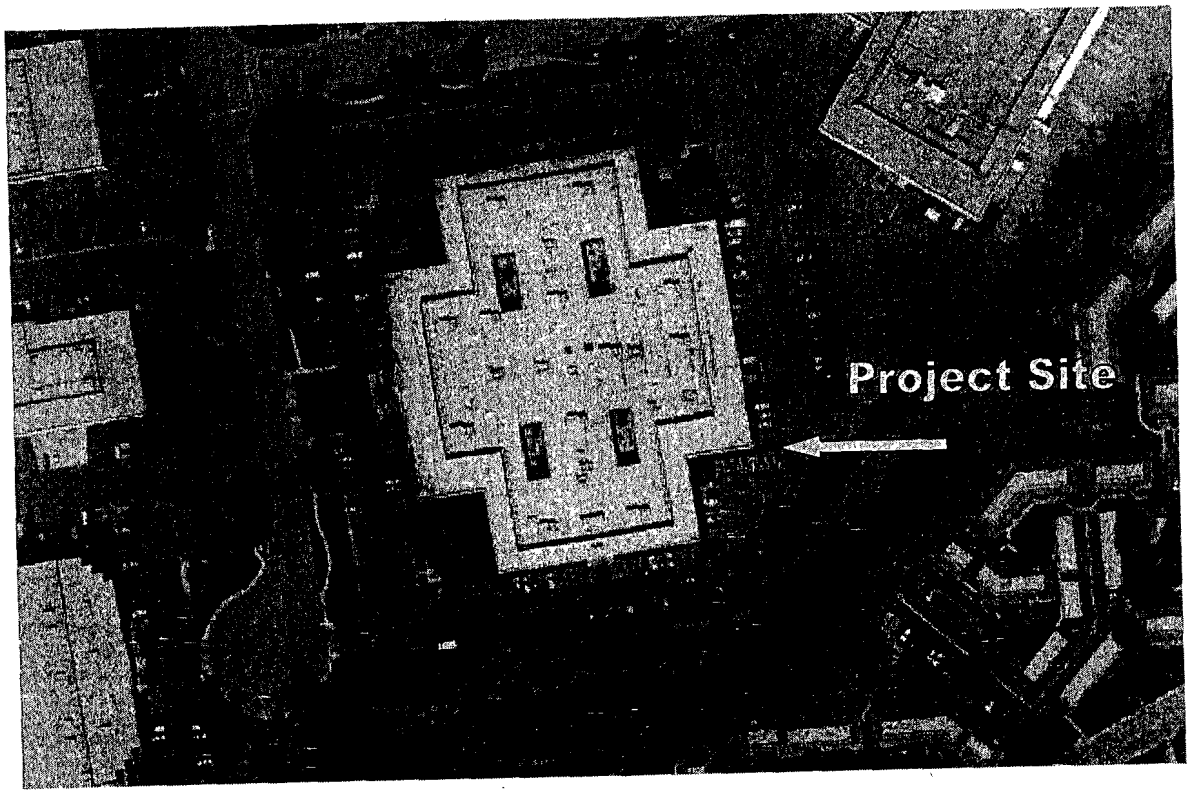
BACKGROUND

On February 22, 2006, staff presented Major Tentative Map (MA2005-9) and 'S' Zone Approval (SZ2005-9) applications, as well as the associated Initial Study and Mitigated Negative Declaration (EA2005-11), for a new research and development center and industrial condominium conversion project to the Planning Commission for review. During the meeting, several residents from the adjacent Dixon Landing Town Home Home Owners Association (HOA) raised many concerns. The Planning Commission continued the application to March 22, 2006, and directed the applicant to work with the residents in an effort to alleviate any concerns. The applicant modified the site and landscape plans as a result of feedback received by neighbors and on March 15, 2006, met with the Dixon Landing Town Home residents to present the modifications and address concerns.

The major concerns identified at the February 22, 2006 Planning Commission meeting included:

- Truck traffic
- Noise
- Privacy/landscape screening & removal of trees
- Potential flooding in the creek
- Storm drains
- Duration and hours of construction
- Asbestos/lead handling
- Height of buildings
- Residential or commercial retail uses

On October 15, 1981 and November 17, 1981, the Planning Commission and City Council, respectively, approved Planned Unit Development (PUD) 31 and Zone Change for the Cadillac-Fairview Business Park and Villages, a 131 acre mixed-use industrial and residential project located at the former Milpitas Golf Course site. Subsequent approvals include two (2) time extensions, master landscape plan, and PUD amendment for the modification of roof screening. On September 3, 1987, the Planning Commission approved an 'S' Zone Approval for two (2) R&D buildings on the southeast corner of California Circle and Fairview Way for Sun-Microsystems. On January 26, 2005, the Planning Commission approved a minor tentative map for the subdivision of the parcel to two (2) lots (380 Fairview Drive and 1100 Cadillac Court) with the condition of a recorded shared access agreement for the driveway between the two (2) parcels.



1100 Cadillac Court

Site Description

The project site is located on a 523,591 square foot parcel located at the southeast corner of Cadillac Court and Fairview Way, in the Cadillac/Fairview Planned Unit Development (Cadillac-Fairview Industrial & Residential PUD 31). The site is bound by Cadillac Court on the west, Fairview Way on the north, Penitencia Creek to the east and a manmade drainage lagoon (formerly for the Milpitas Golf Course) immediately south of the site. Surrounding land uses include light industrial (M1) and R& D uses to the north and west, and condominium residential uses (R2) to the south and southeast. The project site is developed with an existing 125,280 square foot, one-story, concrete tilt-up R&D building constructed in the late 1980's.

Landscaping along the perimeter of the property consists of grass areas, shrubs, and mature trees, such as Blackwood Acacia, White Ash, Eucalyptus, and Crabapple. Landscaping throughout the project site consists of grassy areas with shrubs, and mature shade trees in parking lot islands and adjacent to the existing building.

Primary access to the site is provided by two (2) driveways located on the eastern portion of the project site on Cadillac Court and two (2) driveways on the northern portion on Fairview Drive. The northeastern most driveway on Fairview Drive is a shared access driveway with the adjacent property owner (380 Fairview Drive).

THE APPLICATION

The applicant is requesting approval of a Major Tentative Parcel Map, pursuant to Chapter 1 (Subdivisions, Section 4.00 (Tentative Maps) and 'S' Zone Approval, pursuant to Chapter 10, Section 42.00 (Site and Architecture Review), and Chapter 30, Section 30 (Signs) of the Milpitas Municipal Code.

The application is requesting a Major Tentative Parcel Map for condominium ownership purposes and 'S' Zone Approval for twelve (12) new R&D buildings (one and two-story) with related site improvements, including new landscaping and removal of protected trees, as well as a new sign program. Pursuant to Section 35, research and professional offices are a permitted use within the Industrial Park (MP) zoning district.

Project Description

The applicant is requesting approval to demolition a vacant 125,280 square foot industrial building, develop twelve (12) new one and two-story R&D buildings, totaling 129,447 square feet, site improvements, and a sign program. The proposed buildings range in size from 2,705 square feet to 17,108 square feet. Construction of the new buildings is proposed in 2 phases: Phase I consists of buildings A through H (totaling 69,892 square feet) on the south/southeast portion of the parcel and Phase II consists of buildings I through L (totaling 59,555 square feet) located on the northern portion of the parcel. According to the plans, the buildings are proposed as follows:

Table 1.

Building	Square Footage (net)	Stories
A, B D, L	12,819 sq. ft.	2
C	12,638 sq. ft.	2
E	4,030 sq. ft.	1
F	5,127 sq. ft.	1
G	5,474 sq. ft.	1
H	2,705 sq. ft.	1
I	17,108 sq. ft.	2
J	14,280 sq. ft.	2
K	15,348 sq. ft.	2

Access to the project site would remain at the existing two-way driveways on Fairview Drive and Cadillac Court. Site modifications include new landscaping, lighting, trash enclosures, and removal of protected trees. In addition, the applicant is requesting approval for a Major

Tentative Parcel Map to subdivide the twelve (12) new R&D buildings into approximately 69 condominium units for individual sale. It should be noted that no commercial retail or residential condominium uses are proposed with this application.

TENTATIVE PARCEL MAP

The applicant is requesting a major tentative parcel map for condominium ownership purposes for the twelve (12) new R&D buildings. As indicated on the tentative parcel map, the interior spaces of the buildings are proposed to be divided into approximately sixty-nine (69) units for individual sale as research and development (R&D) offices. By creating condominium units within the buildings, the developers are able to divide the interior and sell them individually.

"S" ZONE APPLICATION

A. Site and Architectural Compatibility with Surrounding Development

1) Site layout

The applicant is proposing to locate twelve (12) one and two-story R&D buildings on an irregularly shaped corner lot bounded by a manmade lagoon to the south and southeast. The building footprints will be set back from the property lines approximately 100 feet from the front (Cadillac Court), 147 feet from the side, 100 feet from the street side (Fairview Drive), and 20 feet from the rear. Direct vehicular access to the project site would remain off Cadillac Court and Fairview Drive, provided by four (4) 2-way driveways. Circulation and parking throughout the site is provided by a surface driveway along the perimeter of the parcel, as well as an aisle transecting the site. Pedestrian pathways are provided with access between all buildings and fronting streets. Entrances to the buildings will consist of decorative hardscape walkways with landscaping that includes building accent trees, such as Flowering Cherry and Chanticleer Pear, shrubs, such as Fortnight Lily and Crape Myrtle, and groundcovers. Five (5) trash enclosures are proposed to be located throughout the site in locations intended to be convenient to business owners, as well as accessible for pick-up. Landscape improvements along Cadillac Court and Fairview Drive include extension, repair, and replacement of existing meandering sidewalks and enhanced street tree plantings.

2) Building Architecture

The proposed buildings consist of one and two-story concrete tilt up buildings with separate exterior entrances for each unit and interior-only access to second levels for two (2)-story units. Building architecture consists of concrete tilt-up panels, horizontal recesses at roof line panels, vertical scored reveals, arched entrance metal canopies, foam trim, and storefront glazing. Vertical roll up doors would be located at the rear of most buildings where least visible from public view. The exterior finish schedule consists of two (2) color palates: Earth tone browns/beiges (including Hale Village, Stonington Beige, Canvas Cloth, Fauna, Wood Smoke), and Gray tones (including Bengal Light, Zinc, and North Beach) individualize each unit, yet complement the entire R&D center.

3) Landscaping

Site Landscaping: The applicant is proposing to enhance existing landscaping along the east and south property lines, with the addition of screening trees and shrubs, such as Drooping She-Oak

and Coffeeberry. Existing landscaping adjacent to Cadillac Court and Fairview Drive would be enhanced with the addition of street accent trees and parking lot screening shrubs, such as Blackwood Acacia and Escallonia. Landscaping throughout the project site would consist of building accent trees, such as Flowering Cherry, Australian Willow, and Chanticleer Pear trees, accent shrubs, such as Fortnight Lily and Australian Fuchsia, as well as groundcovers, such as Dwarf Periwinkle and Lily of the Nile.

Trees: According to the landscape plans, there are 158 existing mature trees on the project site. The applicant originally proposed to remove 114 trees from the project site, however in response to adjacent residential neighbor concerns of privacy, the applicant is proposing to remove 98 trees on site, and retain all but one (1) tree (No. 145) on the south property line due to placement of trash enclosures. According to the landscape plans, 49 of the trees proposed for removal are ordinance sized protected trees (greater than 37 inch circumference) and include Blackwood Acacia, Weeping Willow, White Ash, Pittosporum, and Eucalyptus. However, the applicant is proposing to plant 248 new trees, including Blackwood Acacia, Australian Willow, Crape Myrtle, London Plane Tree, Purple Leaf Plum, Chanticleer Pear, Flowering cherry, and Brisbane Box. It is noted that not all proposed replacement trees are 24-inch box sized, therefore, ***staff recommends*** a condition (#7) that all major building accent trees and parking space shade trees shall be a minimum of 24-inch box.

Soils: In addition, as a condition of approval for the Cadillac-Fairview Industrial Park PUD, prior to issuance of any building permit, the applicant shall submit a letter from a registered landscape architect indicating what measures must be taken to insure that the landscape plant material will survive in the project site soil. Therefore, ***staff recommends***, as condition of approval (#8), the applicant provide a letter from a registered landscape architect detailing all measures to ensure proposed plantings will survive in the project site soil.

4) Lighting

Lighting for the R&D center includes both building wall mounted fixtures and freestanding lights throughout the project site. Building wall lighting includes natural brushed aluminum Boston sconces and proposed site lighting will be provided by Gullwing natural aluminum freestanding lights with spherical shaped domes throughout the project site. According to a photometric plan submitted by the applicant, no lighting spill over is anticipated beyond the project site, however due to residential districts located to the south and southeast of the project site, ***staff recommends*** a condition of approval (#9) requiring that light shields be installed on freestanding lights located at the property lines adjacent to residential districts to prevent nighttime glare from the project site onto residential areas.

5) Circulation

As mentioned above, direct vehicular access to the project site would remain off Cadillac Court and Fairview Drive. All four (4) driveways provide 2-way vehicular traffic to proposed public and employee parking. A surface driveway along the perimeter of the parcel, as well as an aisle transecting the site, provide circulation and parking throughout the site. A network of walkways throughout the site provides pedestrian access to buildings and roadways.

Several of the buildings include roll-up doors located in interior drive isles (not facing streets or property lines) for delivery trucks. According to the applicant, the typical delivery vehicle associated with the proposed R&D campus is a UPS sized truck, therefore truck traffic associated with this development would not be generated from heavy 18-wheeled delivery vehicles.

6) Parking

Pursuant to Section 53.23 (Parking Schedule) of the Milpitas Zoning Ordinance, required parking for research and development uses is calculated at 1 parking space for every 300 square feet of gross floor area (GFA). According to the plans, the applicant is proposing 63,615 square feet of GFA for Phase I and 55,751 square feet of GFA for Phase II, with a total of 119,365 square feet of GFA for the project. The required and provided parking for this project are shown in Table 2. below.

Table 2-Required Parking

Phase	Required Parking	Provided Parking
Phase I	212	252
Phase II	186	175
Total	398	427

As shown in Table 2 above, parking for Phase I will exceed the required parking by 40 parking spaces, therefore the total provided parking for Phase II will be 215 spaces, with a total of 427 parking spaces provided at build-out. The total required parking for the project (Phase I and Phase II) is 398 parking spaces, therefore staff is confident there will be sufficient parking for the project during both phases, as well as at build-out.

7) Solid Waste

The plans indicate five (5), approximately 210-square foot trash enclosures located throughout the perimeter of the site, providing convenient access to businesses and pick-up vehicles. The proposed six (6)-foot tall enclosures would be constructed of concrete tilt-up panels and painted to match the proposed buildings. In addition, metal gates will also be painted to match the proposed buildings. It is noted the plans do not indicate the trash enclosures are connected to the sanitary sewer, therefore ***staff recommends***, as a condition of approval (#10), the applicant must provide details of the proposed trash enclosures as connected to the sanitary sewer for spills and cleaning.

8) Stormwater Runoff

The new C3 Stormwater requirements apply to new developments that exceed 1 acre in size and require the surface run-off to be controlled in terms of quantity (reduced) and quality (less polluted). Consistent with these requirements, the applicant has submitted a stormwater plan that brings the project site into conformance with current storm water standards and includes the implementation of trash controls, labeling of storm drain facilities, turf treatment, Continuous Deflection Separation (CDS) interceptor, drought-tolerant landscaping with drip irrigation designed to minimize extraneous spray, and the existing lagoon to provide to capture, drain, and clean run-off from the impervious surfaces within the project. The run-off from the paved areas

will be filtered into the landscape areas and collected by the underground drainage system where it will be treated and then discharged into the existing drainage system. With these current standards applied, the proposed project will improve the existing site storm water quantity and quality.

According to one resident, the adjacent Dixon Landing Town Home development experiences periodic flooding of storm drains and had concerns regarding the impact of the project on future storm flooding. As discussed above, the project site will be required to implement current C3 Storm Water requirements, therefore improving the existing site storm water quality and quantity that drains into the manmade lagoon. In addition, staff conducted research and determined that, when the Dixon Landing Industrial/Residential PUD was developed, a Dixon Landing Lagoon Maintenance District was developed for the private maintenance of the lagoon.

9) Rooftop Equipment

As part of this application, new air conditioning units are proposed on the building rooftop of the R&D buildings. According to mechanical specification provided by the applicant, the new rooftop equipment is 35 inches in height. In addition, according to the plans, the cross sections indicate the parapet height ranges from 3-feet 6-inches to 5-feet 6-inches, therefore staff is confident the proposed air conditioning units will not exceed the height of building parapets, therefore will not be visible from surrounding views. However, ***staff recommends*** a standard condition (#12) that any future rooftop equipment meets the requirements of Section 42 of the Milpitas Zoning Ordinance.

10) Noise

The project site is located adjacent to residential districts to the southeast and south, with the nearest residential property line 147 feet from proposed Building B. The applicant is proposing to install new roof mounted air conditioners on the new R&D buildings, possibly increasing the level of ambient noise in the area. The General Plan designates acceptable and not acceptable noise levels according to land uses. The normally acceptable day/night noise level in Single Family Residential (R1) districts is 50 to 60 dB. According to manufactures specifications, the proposed air conditioners emit 74 dB at the source. However, according to calculations provided by the applicant (provided in your packets), the sound attenuation drops 43.3dB over 147 feet (to the nearest residential rear property line) to a maximum of 30.7 dB (approximately the sound of "rustling leaves" to the human ear), therefore staff is confident the proposed air conditioners will not introduce any significant ambient noise to the area.

11) Sign Program

The applicant is proposing a sign program in order to promote orderly, attractive, and harmonious development within the new R&D center. The sign program consists of four (4) sign types: Monument Sign (Sign A), informational signs (Sign B), building tenant signs (Sign C), window/door vinyl signs (Signs D & E), and directional signs (Sign F).

Monument Sign (Sign A)

The proposed six (6)-foot tall monument sign would be located at the northwest drive entry on Fairview Drive in a landscaped median. The monument sign is proposed to be constructed of aluminum cabinet with a light texcote finish; aluminum hat top and bottom sections, raised acrylic numbers and letters painted matte black finish, and exterior up-lighting. The proposed sign area would be approximately 35 square feet with the center identification name/address and would not be used as a multi-tenant sign.

Directional/Informational Signs (Signs B)

The applicant is proposing five (5) freestanding directional signs consisting of address /suite numbers located at prominent access and entry locations on site. The 4'4" tall signs would be constructed of aluminum hats, aluminum cabinet painted with a light texcote finish, acrylic panel and vinyl copy with a five (5)-square foot sign area. According to Section 5 (Exempt Signs) of the Sign Ordinance, Directional/Information signs are exempt from the sign ordinance if the sign area is less than twelve (12) square feet, therefore the proposed directional/informational signs do not require further review.

Building Tenant Signs (Signs C)

Tenant wall signs are proposed to be constructed of six (6) foot by two (2)-foot aluminum panels with a seven (7)-square foot graphic area for display of business names. The non-illuminated signs would be installed on the concrete walls centered vertically between the 1st and 2nd floor windows and centered above the entrance doors.

Vinyl Window (Door) and Window Address Numbers Signs (Signs D & E)

Vinyl window signs are proposed for the purpose of applying the company name and logo on tenant entry doors, as well as the suite number on the entry transom area. The tenant window sign area is proposed to be 12" x 22" (1.83 sq. ft.). In addition, eight (8)-inch tall window address numbers are proposed above each entry doorway. According to the Sign Ordinance, window signs and address numbers (less than 2 sq. ft.) are exempt. However, it should be noted that while the vinyl window address numbers are eight (8)-inches in height, there is the possibility that they may exceed 2 sq. ft., therefore ***staff recommends*** a condition of approval (#11) that the address numbers do not exceed 2 sq. ft.

Building Wall Address Numbers (Sign F)

Non-illuminated address numbers are proposed on the corner of each building for the purpose of identifying each building. Typically, address signs less than two (2)-square feet are exempt from the provisions of the Sign Ordinance, however the proposed signs are three (3)-square feet in sign area, therefore will be included in the square footage for the sign program. The address numbers would be flat cut sintra address numbers with faces and edges painted black, with a matte finish.

Sign Program findings for this sign program are included in the findings section of this report.

CONFORMANCE WITH LOCAL PLANS AND ORDINANCES

Conformance with the General Plan

The proposed R&D condominiums are consistent with the Industrial Park designation of the General Plan. The proposed project does not conflict with the General Plan and is consistent with Implementing Policies 2.a-I-3 and 2.a-I-7, which provide for opportunities to expand employment and promote business retention and encourage economic pursuits that strengthen and promote development through stability and balance. By creating condominium units within the building, the property owners are able to divide the interior and sell them individually. This allows the potential for smaller businesses to locate in the area that cannot afford to purchase and maintain the entire property or lease a larger space

Conformance with the Subdivision Map Act and Subdivision Ordinance

With respect to approving the subject application, the Subdivision Map Act defers to local ordinance. The City's Subdivision Ordinance requires design and improvement consistency with the General Plan. As previously covered in the conformance with the General Plan section, the proposed Major Tentative Parcel Map is in conformance with General Plan.

Conformance with the Zoning Ordinance

The project does not conflict with the Zoning Ordinance and is in conformance in terms of land use and development standards. The applicant is proposing to subdivide twelve (12) new industrial buildings into individual units for research and development offices, which is a permitted use in the Industrial Park (MP) District. Any future land uses would be subject to the permitted and conditional uses allowed in the Industrial Park (MP) District.

Pursuant to Section 35.05 of the Zoning Ordinance, the proposed new R&D center conforms with the development standards of the Industrial Park (MP) district in the following ways:

Table 3-Development Standards

Zoning Code Development Standards	Proposed Project	Complies?
Building Height: 35 feet or 3 stories	32 feet, 8 inches/2-story	Yes
Front & Street Side Setbacks = 35 feet	35 feet	Yes
Interior Side Setback =10 feet	180 feet	Yes
Rear Setback=20 feet	20 feet	Yes
FAR: 50 %	23%	Yes
Areas of lot required to be landscaped: required front and street side yard	35 feet front yard and street side yard	Yes
Utilities: All wires, pipes, cables and utility connections shall be placed in underground or subsurface conduits.	All existing utilities are underground; no proposed additional utilities	Yes

Staff reviewed the project within the context of the surrounding area and determined the application is consistent with Section XI-10-42.03 ("S" Zone Review Requirements). Properties on the north and west sides of the project site are zoned Industrial Park (MP) and developed with manufacturing/warehouse structures of concrete tilt-up construction. Properties to the east and south of the project site are zoned Residential (R2), however a manmade lagoon separates the residential from the industrial park district, providing a transition buffer between the zoning districts. In addition, the project site is currently developed with a vacant industrial building and the proposed project would not change the use of the site. In addition, the layout of the site and landscaping are compatible and aesthetically harmonious with adjacent land surrounding development in that the proposed buildings are set back from the residential areas at least 100 feet and proposed landscaping with beautify the project site.

Conformance with the Sign Ordinance

As per Section 3.02 of the Sign Ordinance, the maximum permissible total sign area is calculated either by 1 square foot for each 2 lineal feet of building perimeter or 2 square feet for each 1 lineal foot of public street frontage. Based on the parcel's public street frontage of 982.92 feet, a total of 1,966 square feet of sign area is permitted for this site. The applicant is requesting approval of a monument sign (Sign A-35 square feet of sign area) for a total of 72 square feet, as well as building address signs (Sign F-36 square feet of sign area), therefore 1894.84 square feet of sign area is available for tenant building signage. Pursuant to Section 3.02 (a)-1.a, of the Sign Ordinance, for buildings containing more than one business, the allowable sign area shall be distributed to each business proportionately to the floor area of the business to the total floor area for all leasable structures on the site. Therefore, each tenant space would multiply their total floor area by 0.0146 to obtain their own maximum sign area. It should be noted that the applicant is requesting approval for tenant building wall signage consisting of 6-foot by 2-foot panels (12 square feet), which is more restrictive than Sign Ordinance requirements, therefore staff is confident the proposed sign program is in conformance with the Sign Ordinance.

As per Section 3.04 of the Sign Ordinance, multi-tenant use structures shall seek uniformity of design and materials. The applicant is proposing non-illuminated, individual vinyl letters, adhered to aluminum panels painted a satin acrylic (no gloss), on the building fascia for building tenant/business identification. In addition, the proposed monument and directional signage throughout the site consists of non-illuminated, vinyl letters with aluminum panel cabinets, therefore maintaining a consistent design that creates uniformity of designs and materials.

Environmental Review

An Initial Study (EA2005-11) and a Mitigated Negative Declaration have been prepared for this project. The twenty-day public review period was from February 2, 2006 to February 21, 2006. Any comments received will be presented at the public hearing for this project. The environmental assessment identifies the following potential impacts related to this project:

- Air Quality & Noise
- Biological Resources

Further discussion of other potential impacts and mitigation measures are included in the attached Environmental Assessment No. EA2005-11.

Air Quality & Noise

Air quality and noise impacts associated with the construction period are anticipated to consist of airborne dust particles and the operation of heavy machinery as earthwork commences. This dust and noise has the potential to be a nuisance and could be considered significant on a temporary and localized basis. As a condition of approval, the applicant will be required to adhere to construction Best Management Practices (BMP's) suggested by the Bay Area Air Quality Management District (BAAQMD), such as watering all active construction areas and covering trucks hauling soil.

In addition, according to the Milpitas Municipal Code, construction activities are limited to 7:00 a.m. to 7:00 p.m. all days of the week. In order to address adjacent resident's concerns of construction related excessive noise and airborne dust, the applicant is proposing to further limit construction activities to 7:00 a.m. to 7:00 p.m. weekdays, 8:00 a.m. to 6:00 p.m. Saturdays, and no construction activities on Sundays. Due to the more restrictive construction activities days and times of the week, as well as implementation of BMP's, staff is confident the proposed project will not introduce excessive construction related noise or airborne dust to the surrounding area.

Biological Resources

The approximately 12-acre site is located at the southeast corner of Cadillac Court and Fairview Way and developed with an industrial office building. The Penitencia Creek is located to the east and a manmade lagoon is located immediately to the south of the site. According to a Special-Status Species Assessment (RCL Ecology, dated November 19, 2005), the white-tailed kite, as well as other raptors, could potentially nest in some of the trees proposed for removal, which would be considered a significant impact. Therefore, as a condition of approval, any tree proposed for removal shall be removed before the start of the nesting season (February 15).

Existing vegetation on the project site consists of shrubs, groundcovers, and 158 trees, including Crabapple, Blackwood Acacia, White Ash, Crape Myrtle, Weeping Willow, Pittosporum, and Eucalyptus. The project includes the removal of approximately 114 existing trees, 55 of those being identified as ordinance size protected trees (37" circumference or greater) due to the building footprints and driveways. The removal of protected trees on site could be considered significant, however, as a condition of approval for removal of these protected trees, the applicant will be required to replace the trees at a 2:1 ratio with 24" box trees. Because of the high replacement-planting ratio of trees, the removal of fifty-five (55) protected trees would not be considered significant.

Long Term Impacts

The proposed project is for the demolition of an existing industrial R&D building, construction of 12 new R&D buildings, Tentative Parcel Map for condominium conversion purposes, site improvements, removal of protected trees, and sign program, located in the Industrial Park (MP)

zoning district. The applicant is proposing to continue the existing use within a newly developed R&D campus, thereby providing opportunities to promote business retention and potential for smaller business to locate in the area. There should be no long-term impacts to the surrounding area beyond those of the existing project.

Based on the analysis and conclusions of this report, the proposed project is not anticipated to have any adverse impacts on parking, traffic, noise, odors, or be detrimental to the health and safety of the public. In addition, the project will not have adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, loss of privacy, increase in ambient noise, or increased flooding.

RECOMMENDATION

Close the public hearing. Adopt the Initial Study and Mitigated Negative Declaration No. EA2005-11 and approve Major Tentative Parcel Map No. MA2005-9 and 'S' Zone Application No. SZ2005-9 based on the Findings and Recommended Special Conditions below.

FINDINGS

CEQA

1) The Initial Study and Mitigated Negative Declaration (EIA No. EA2005-11) prepared for this project represents the independent review of the City of Milpitas Planning Staff and Planning Commission.

2) The proposed project, as mitigated, will not create any significant environmental impact as defined by the California Environmental Quality Act (CEQA).

General Plan

3) The proposed project, as conditioned, does not conflict with the General Plan and is consistent with Implementing Policies 2.a-I-3 and 2.a-I-7, which provides for opportunities to expand employment and promote business retention and encourages economic pursuits that strengthen and promote development through stability and balance

Zoning Ordinance

4) The proposed project does not conflict with the Zoning Ordinance in terms of land use and development standards. The applicant is proposing to subdivide new R&D buildings into approximately 69 individual ownership units for research and development offices. According to Sections 35.02-6 or research offices are permitted in Industrial Park (MP) areas. Therefore, the proposed project remains in compliance with the development standards and uses of the MP district.

'S' Zone

5) As conditioned, the layout of the site, design of the proposed building, and landscaping would be compatible and aesthetically harmonious with adjacent and surrounding development. The proposed buildings are located in an existing Industrial Park, materials include concrete tilt-up panels, horizontal recesses at roof line panels, vertical scored reveals,

arched entrance metal canopies corrugated metal and aluminum trim, the design incorporates industrial linear elements and proposed landscaping will enhance the industrial district.

Subdivision Map Act

6) The proposed project is consistent with the State Subdivision Map Act and the Subdivision Ordinance in that it conforms to the local ordinance, Milpitas General Plan.

Sign Program

7) As conditioned, the proposed sign program is consistent with the City Sign Ordinance in that the proposed signs are constructed of compatible materials, architecture, design, and continuity. In addition, the design is compatible and aesthetically harmonious with adjacent and surrounding development.

SPECIAL CONDITIONS

1. This approval is for Major Tentative Parcel Map No. MA2005-9 to create sixty-nine (69) condominiums units within twelve (12) new buildings located on parcel 22-38-016, as depicted on the Tentative Parcel Map dated December 28, 2005, and as amended by these conditions of approval. (P)
2. This "S" Zone Approval (SZ2005-9) is for twelve (12) buildings and associated site improvements, including the removal of 55 protected trees, in accordance with the plans approved on February 22, 2006, and as amended by the conditions below. Any modification to the project as proposed will require an "S" Zone Approval-Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing, as per Section 42.10 of the zoning code. (P)
3. The proposed project shall be conducted in compliance with all applicable federal, state, and local regulations. (P)
4. If, at the time of submittal for Parcel Map approval, there is a project job account balance due to the City for recovery of review fees, review of parcel map will not be initiated until the balance is paid in full. (P)
5. If, at the time of submittal for any building permits, there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
6. If, at the time of building permit issuance, there is a project job account balance due to the City for recovery of review fees, permit issuance will not be initiated until the balance is paid in full. (P)
7. Prior to issuance of building permits, the applicant shall submit a Final Landscape and Irrigation Plan showing all major building accent trees and parking space shade trees shall be a minimum of 24-inch box. (P)
8. Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays, 8:00 a.m. to 6:00 p.m. on Saturdays, and shall not occur on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. (P)

9. Prior to issuance of any building permit, the applicant shall submit a letter from a registered landscape architect indicating what measures must be taken to insure that the landscape plant material will survive in the project site soil. (*Previously approved condition No. 15-PUD 31*) (P)

10. Prior to issuance of building permits, the applicant shall submit plans indicating light shields for freestanding lights located at the property lines adjacent to residential districts that will preclude light from the project impacting adjacent developments. (P)

11. Prior to issuance of building permits, the applicant shall provide details of the proposed trash enclosures showing connection to the sanitary sewer for spills and cleaning. (P)

12. Building wall address numbers shall not exceed 2 sq. ft. (P)

13. Prior to the issuance of permits for any roof-top equipment, detailed architectural plans for the screening of this equipment and/or line-of-sight view analysis demonstrating that the equipment will not be visible from surrounding view points shall be reviewed and approved by city staff in order to assure the screening of said equipment is in keeping with and in the interest of good architectural design principles. (P)

14. Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives. (*Mitigation Measure III.d-1*) (P)

15. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds. (*Mitigation Measure III.d-2*) (P)

16. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. (*Mitigation Measure III.d-3*) (P)

17. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. (*Mitigation Measure III.d-4*) (P)

18. Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets. (*Mitigation Measure III.d-5*) (P)

19. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). (*Mitigation Measure III.d-6*) (P)

20. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. (*Mitigation Measure III.d-7*) (P)

21. Plant vegetation in disturbed areas as quickly as possible. (*Mitigation Measure III.d-8*) (P)

22. Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts). (*Mitigation Measure III.d-9*) (P)

23. Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. (*Mitigation Measure III.d-10*) (P)

24. Limit the area subject to excavation, grading and other construction activity at any one time. (*Mitigation Measure III.d-11*) (P)

25. Any tree proposed for removal shall be removed prior to the start of nesting season (February 15). If tree removal is proposed for any portion of the nesting season (after February 15), a nest survey shall be conducted by a biologist 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged. (*Mitigation Measure IV-d-1*) (P)

26. Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance. (*Mitigation Measure XI-a-1*) (P)

27. The City Planning staff shall have approval authority for the installation of comparable substitute pest resistant plan materials to satisfy the requirements of the approved landscape plan when the approved plants and materials are unavailable for installation, or when other unforeseen conditions prevent the exact implementation of the landscape plan. (P)

28. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner in perpetuity. The pest reducing landscape maintenance techniques listed in the "Fact Sheet on Landscape Maintenance Techniques for Pest Reduction" are incorporated by reference into this condition.

29. The permitted use is conditioned on continuous and thorough implementation of the following operational storm water pollution prevention BMP's for the life of the project. Failure to comply with this condition may be considered grounds for Use Permit revocation:

    - CDS Interceptor
    - Native plants and drip irrigation system
    - Covered trash enclosures connected to the sanitary sewer system

30. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)

31. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the

developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)

32. At the time of building permit plan check submittal, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. In addition the proposed development is within the existing floodplains, and therefore it should not increase the 100-year water surface elevation on surrounding properties nor should it increase existing flooding. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to any building permit issuance. (E)

33. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in a Special Flood Hazard Zone AH. Therefore, floodproofing is required. Floodproofing can be accomplished either by elevating or floodproofing of the structure and onsite utilities and equipment. Per Chapter 15, Title XI of Milpitas Municipal Code (Ord. No. 209.4) the lowest floor elevation (finished floor) of each structure shall be at least one foot above the BFE, and the pad elevation shall be at or above the BFE which is approximately at elevation 12 feet NGVD, or the structure be floodproofed to least one foot above the BFE so that the walls are watertight. The structure pad(s) shall be properly designed by a registered civil engineer and compacted to meet FEMA's criterion (currently, 95% relative density by the Standard Proctor test procedure, ASTM D-698). In addition, the pad(s) shall extend beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour. All electrical equipment, mechanical equipment, and utility type equipment proposed to be installed outside of the structure shall be located above the BFE, or shall be floodproofed, and shall be constructed to prevent damage from flooding events. Any trailers, modular buildings, or pre-manufactured dwelling units located on this site for periods of time greater than one year, shall be adequately anchored to resist flotation, collapse and lateral movements per Floodplain Management Ordinance. The applicant's civil engineer shall complete and submit a FEMA Elevation Certificate to the City prior to final building inspection. The Elevation Certificate shall certify the "as built" lowest floor elevation. Elevation Certificate forms are available from the Engineering Division. Flood insurance is required for any construction that is financed with government backed loans. (E)

34. Show on the tentative map how the site will drain. Drainage facilities outletting sump conditions shall be designed to convey the flows and protect all buildings. (E)

35. Prior to parcel map recordation, the developer shall submit to the City a digital format of the final map (AutoCAD format). All final maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. (E)

36. Prior to parcel map approval, the developer shall establish a property-owner association. The property-owner association shall be responsible for the maintenance of the landscaping, walls, private street lights, common area and private streets and shall have assessment power. This information shall be clearly included in the Conditions, Covenants, and Restrictions (CC&R) and recorded documents. The CC&R document shall be submitted for review and approval by the City Engineer. (E)

37. Concurrent with the recordation of the parcel map, the developer shall record an amendment to the existing reciprocal easement, maintenance agreement and the CC&R, with the adjacent property on the north. The amendment shall provide for the changes to the use of lands and maintenance of all private facilities including but not limited to, common roadway, drainage, landscaping and other common area facilities between these two parcels. (E)

38. The developer shall dedicate on the parcel map necessary public service utility easements, sidewalk easements and easements for water and sanitary sewer purposes, as shown on the Engineering Services Exhibit "T", dated 1/22/2006. (E)

39. The developer shall comply with Regional Water Quality Control Board's C.3 requirements and implement the following:
    A. At the time of building permit plan check submittal, the developer shall submit a "final" Stormwater Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the C.3 requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
    B. Prior to building permit issuance, the developer shall submit an Operation and Maintenance (O&M) Plan for the long-term operation and maintenance of C-3 treatment facilities.
    C. Prior to Final occupancy, the developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities. (E)

40. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
    A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
    B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.
    Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)

41. If the existing services laterals (water, sewer and storm) are not adequately sized to serve this additional development, plans showing new services must be submitted and approved prior to building permit issuance. (E)

42. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to waste water treatment plant fee, sewer, water and storm connection fees, and plan check and inspection deposit. (E)

43. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division:
    A. Storm water connection fee of $258,270 based on 11.978 acres @ $21,562 per acre. The water, sewer and treatment plant fee will be calculated at the time building plan check submittal.
    B. Water Service Agreement(s) for water meter(s) and detector check(s).
    C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.
    Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)

44. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

45. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Industries are required to make an evaluation of their specific site activities and determine their permit requirements. If a permit is required, industries must prepare the following documents:
    A. File a Notice of Intent (NOI) prior to building permit issuance.
    B. Prepare and submit a Storm Water Pollution Prevention Plan with the NOI.
    C. Prepare a Monitoring Plan prior to operation.
    If you have questions about your specific requirements contact the RWQCB at (1-800) 794-2482. For general information contact the City of Milpitas at (408) 586-3329. (E)

46. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)

47. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)

48. It is the responsibility of the developer to obtain any necessary encroachment permits or approvals from affected agencies and private parties, including but not limited to the adjacent property owners on North of this development, Pacific Gas and Electric, SBC, and Comcast. Copies of approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)

49. Prior to occupancy permit issuance, applicant/property owner shall construct several new trash enclosures to accommodate the required number of bins needed to serve this development. The proposed enclosures shall be designed per the Development Guidelines for Solid Waste Services and enclosures drains must discharge to sanitary sewer line. City review/approval is required prior to construction of the enclosure. (E)

50. Property owner/manages shall be responsible for the trash collection and recycling services account. Prior to occupancy permit issuance, the applicant shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with Allied Waste Services for commercial services:
    A. Maintain an adequate level of service for trash collection.
    B. Maintain an adequate level of recycling collection.
    After the applicant has started its business, the applicant shall contact Allied commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the property manager shall increase the service to the level determined by the evaluation. For general information, contact Allied Waste Services at (408) 432-1234. (E)

51. Per Chapter 200, Title V of Milpitas Municipal Code (Ord. No. 48.7) solid waste enclosures shall be designed to limit the accidental discharge of any material to the storm drain system. The storm drain inlets shall be located away from the trash enclosures (a minimum of 25 feet). This is intended to prevent the discharge of pollutants from entering the storm drain system, and help with compliance with the City's existing National Pollution Discharge Elimination System (NPDES) Municipal permit. (E)

52. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)

53. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)

54. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)

55. The site is located in Local Improvement District #19. (E)

56. The City makes every effort to deliver a continuous and sufficient supply of water. However, temporary interruptions may be necessary for the purpose of making repairs or improvements. If it is important to maintain uninterrupted water supply to this

development (except in case of emergency), the developer is encouraged to design and install a redundant water service system. (E)

57. If necessary, developer shall obtain required industrial wastewater discharge approvals from San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 945-3000. (E)

58. Developer shall submit to the City for approval, a Demolition Plan for the existing buildings to be removed. All utilities shall be properly disconnected before the building can be demolished. Submitted plan shall clearly show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. (E)

59. Make changes as noted on Engineering Services Exhibit "T"(dated 1/22,2006) and submit a Mylar of the revised tentative map to the Planning Division within three weeks of this tentative map approval. No application for the review of the parcel map or improvement plans will be accepted until this condition is satisfied. (E)

(P)=Planning
(E)=Engineering

Commissioner Tabladillo said she understands that people speed down the hill and asked what can be done about kids playing outside and how can enforcement occur. Mr. Rodriguez said that the responsibility of making sure that enforcement can actually occur falls back on the traffic engineer. He has to make sure that the City's engineering traffic surveys establishes current speed limits for the City. Staff just finished surveys on Calaveras Road and found out that vehicles were traveling much faster than the posted speed of 30 mph. The City just installed a guard rail and made surface improvements on Calaveras Road and as a result, the ability to drive faster on this street occurred and there were minimal crashes in the two year period and more rear end accidents at the stop sign so staff recommended a speed limit of 35 mph so that a police officer would not have to be there all day long.

Commissioner Tabladillo asked if the new sign is a permanent sign and Mr. Rodriguez said yes and that it will be solar powered.

Vice Chair Galang asked what is the speed limit along Calaveras Road and Mr. Rodriguez said 35 mph.

Vice Chair Galang how many lanes are there on East Calaveras and Mr. Rodriguez said there are two lanes, one in each direction.

Vice Chair Galang asked staff if the City could add a left turn lane for residents and Mr. Rodriguez said that staff would not recommend that at this time.

Commissioner Azevedo asked what is the height of the homes and Ms. Duncan said the maximum height of the buildings is 30 feet.

Commissioner Mandal pointed out that the horse ranch has been there since the 1800's and the odor might be blown toward the homes. He asked how could the property owners be notified about this. Mr. Williams said that this could be added to the conditions of approval.

Motion to approve Major Tentative Map No. MA2004-3, Zone Change No. ZC2004-1, "S" Zone Approval Amendment No. SA2005-16, and Environmental Impact Assessment No. EA2005-8 with all of the special conditions and findings noted in the staff report and a new condition that reads below:

" The seller shall provide disclosure of ranch activity through a recommended disclosure document to the satisfaction of the City Attorney."

M/S: Mandal/Azevedo

AYES: 6

NOES: 0

2.
MAJOR TENTATIVE PARCEL MAP NO. MA2005-9, "S" ZONE APPROVAL NO. SZ2005-9 AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2005-11

Kim Duncan, Junior Planner, presented a request to demolish an 124,026 square foot industrial building and construct twelve (12) new R&D buildings, totaling 128,712 square feet, a Tentative Parcel Map to subdivide the new buildings into approximately 69 condominium units, sign program, and site modification including the removal of protected trees, new landscaping, and reconfigured parking, located at 1100 Cadillac Court. Ms. Duncan recommended approval with conditions and also mentioned the revised plans regarding impacts to building D.

Chair Williams asked if the applicant provided color swatches and Ms. Duncan said yes.

Commissioner Mandal asked if the project will be wired with technological equipment and Ms. Duncan deferred the question to the applicant.

Chair Williams invited the applicant.

Ernie Knobel, Vice President for Venture, 600 Miller Avenue, Mill Valley, announced that the Venture commerce center provides an opportunity for small business owners to own their own business. The project is designed up to 69 individual business properties and is available for purchase for long term investment. They worked closely with staff for several months, reviewed the staff report and fully agree with all of the conditions.

Ralph Le Roux, DES Architects and Engineers, 3999 Bradford Street, Redwood City, stated that when he first started designing the project, he worked with planning and engineering staff and also had separate meetings with the community and the neighbors Avantech. He explained this it is a light industrial R&D building, not commercial, and the buildings are colorful with added landscape screening from the residential neighborhood.

Commissioner Mandal asked if the buildings are fully wired with Internet connection. Mr. Knobel explained that all of the properties are wired to provide for communication features, however these are individual properties and the owners will make a selection of what requirements they need but it will be available.

Commissioner Mandal asked if the applicant considered wireless hot points within the complex. Mr. Knobel said that this is an owner occupied development and like other condo complexes, there is a HOA where the business owners make their own decisions of how they want their buildings to be.

Chair Williams asked what dialog did the applicant have with the community. Mr. Le Roux said he met with the residents early on in the project when they were in sketch design. Management set up a meeting about 10 months ago and five or six people attended the meeting. He said that one gentleman was concerned about traffic and noise and truck doors. They also met with the neighbors Avantech, and came to a compromise about screening trees and building issues. The applicant ended up making building d smaller by ten feet so it is now 20 feet from the property line.

Commissioner Mandal asked if they are going to use solar power and Mr. Le Roux said no.

Vice Chair Galang asked about the new roof mounted air conditioning. Mr. Le Roux explained that it is quite typical to put an air conditioning unit on top of a roof of an R&D building and screen it with a parapet wall, which has a sound and vision barrier.

Commissioner Tabladillo asked about the C.3 requirements for this project and is concerned about safety in regards to extra water draining into the lagoon. Ms. Duncan explained that the applicant provided staff a storm water pollution prevention plan and the applicant will be making modifications to the existing storm drain systems and will be using the lagoon for filtration.

Commissioner Tabladillo suggested adding appropriate signs near the lagoon to ensure safety. Ms. Duncan said that it could be added as a condition of approval.

Chair Williams opened the public hearing

Kerry Davenport, 1151 N. Abbott Avenue, lives at Dixon Landing Condominiums right behind the proposed site. She stated that a gentleman came to their board meeting and was vague about the whole project. She is concerned about noise and construction and would like more specific information concerning construction times. As far as demolition goes, she asked if there is asbestos or lead. She is also concerned about privacy when the buildings go up and asked if people are going to be able to look inside their homes. She also pointed out that the lagoon is always flooding.

Jeff Whitman, 101 Race Street, Attorney for Avantech, said they had serious concerns about this project and reached an agreement with the applicant. The first part of the agreement was the modification of building D and the plan was labeled alternate 1.1. The second part of the agreement was related to reconstruction of certain storm drain lines and one of those is on the applicant's property. There is an easement on the applicant's property but benefits Avantech's property. Relocation of the easement would impact building D and C, and a third part to the agreement is that there would be ten trees that would be planted in front of building. He is requesting that the Commission incorporate the various parts of the agreement as part of the conditions of approval. He also asked staff to clarify the location of signage.

Brad Hall, 1161 North Abbott Avenue, said that he has been getting mixed messages from the applicant. First he thought that it was going to be a ten unit building and now he hears it is going to be a twelve unit building and this really concerns him. He said he has spent a lot of money on his home and that people in the new buildings will be able to look directly into his house. He is also concerned about potential flooding. He requested that the Commission continue the public hearing so that the applicant and staff can have a meeting with the HOA.

Nathan Heimlech, 1202 N. Abbott, said he is concerned because his house is the closest to the building on the right and is very visible. He is concerned about the storm drainage because the creek water levels rising very high every winter and the trees are the only privacy for the residents. He needed clarification on the height of the buildings, landscape screening and the definition of R&D. He also asked if this project might possibility become a commercial property in the future.

Close the public hearing

Motion to close the public hearing.

M/S: Azevedo/Mandal

AYES: 6

NOES: 0

Chair Williams asked staff to respond to the residents concerns. Regarding construction times, Ms. Duncan noted that the Milpitas Municipal Code provides construction hours of operation for activity as 7 a.m. to 7 p.m. weekdays and weekends. Mr. Williams added that this is a discretionary review and the Commission has the right to condition this project as sees fit which might be more restrictive than what the zoning code allows.

Regarding asbestos or lead during construction, Ms. Duncan said that part of the building permit process for any demolition, requires contractors to obtain approval for removal of asbestos from the Bay Area Air Quality Management district as well as any potential lead from the State Department of Toxic Substance Control prior to any demotion activity.

Regarding privacy issues, Ms. Duncan explained that the applicant is proposing to enhance the landscaping around the lagoon area. Ms. Duncan showed the plans on the overhead. Mr. Le Roux added that they decided to leave most existing trees and there will be more screening landscaping.

Regarding the stormwater drainage into the creek, Mr. Williams explained that the water does drain into the lagoon. The storm drain with the enhancements will be an improvement to the existing storm drain system.

Regarding the definition of R&D building and if the possibility that the existing property will become a commercial building in the future, Mr. Williams explained that right now it is a manufacturing zone. R&D means Research and Development and light manufacturing and there is no retail that is allowed. If there were an application for a retail use, it would require a Use Permit and would have to come back to the Planning Commission for public hearing. If there is any medical or dental office that would occupy these buildings, it also requires a Use Permit.

Regarding the agreement between Avantech and Venture, Assistant City Attorney Pio Roda said that it is between the applicant and Avantech and they should work out the issues on their own because it is not city property and should not be added to the conditions of approval.

Mr. Whitman said that there should be two separate written agreements one for the work on Avantech's property and one for the relocation of the easement on the applicant's property. Those agreements have not yet been finalized and that is why he is suggesting that they be added to the conditions of approval.

Mr. Williams said based on the drainage improvements and the agreements, they need to be placed before the issuance of building permits.

Chair Williams asked about the height of the buildings in relationship to the line of site to the dwelling. Mr. Le Roux said he doesn't remember the exact height of the existing building, however the proposed building is 32 feet, 8 inches high.

Chair Williams asked if these buildings would be designed to have living accommodations on top. Mr. Le Roux said these are commercial condominiums and there is no room for living spaces.

Commissioner Mandal said the citizens were concerned that the plans were not made available to the HOA and asked staff to clarify. Ms. Duncan said that letters were mailed out for a radius of 300 feet and a legal notice was published in the *Milpitas Post* letting the public know all documents were available in the Milpitas Planning Department.

Mr. Williams mentioned that staff reports and plans are available online the Monday before the Planning Commission meeting.

Commissioner Mandal said the public is concerned that their living rooms will be exposed if the existing trees are removed. Ms. Duncan clarified that the height of the trees will be 30 feet for the trees that are proposed to be planting. As far as ensuring the privacy, all the trees they are proposing to be removed is throughout the entire site.

Mr. Knobel said they have always been very conscientious about any visibility with the residential area and not removing the trees between the project and felt they were enhancing the area with landscaping. There are some trees that have to be replaced because of relocation of curbing that will damage the existing trees.

Commissioner Tabladillo asked staff to clarify the possibility of the lagoon overflowing and if the new drainage would help alleviate the problem. Mr. Williams stated that with the NPDES requirements there would be more retention on site and less stormwater leaving the site.

Commissioner Azevedo suggested continuing this item so that staff and the applicant can meet with the HOA to work out the issues.

Motion to continue Major Tentative Parcel Map No. MA2005-9, "S" Zone Approval No. SZ2005-9 and Environmental Impact Assessment No. EA2005-11 to March 22, 2006.

M/S: Azevedo/Tabladillo

AYES: 6

NOES: 0

X. ADJOURNMENT

The meeting was adjourned at 9:06 p.m. to the next regular meeting of March 8, 2006.

Respectfully Submitted,

Tom Williams
Planning and Neighborhood Services Director

Veronica Bejines
Recording Secretary

December 23, 2005

Kim Duncan
Project Planner
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

DES
ARCHITECTS
ENGINEERS

Project: Proposed New Venture Commerce Center, 1100 Cadillac Ct., Milpitas, CA
DES Project Number 9613.01

Re: Letter of Explanation Regarding Proposal

Dear Kim:

VENTURE CORPORATION

Venture Corporation is a real estate building and development firm based in Marin County, California. Since its formation in 1976, the company has developed numerous commercial, R&D, residential and mixed-use projects. The company is particularly well known for its Venture Commerce Centers throughout California. For further company information refer to www.venture-corp.com.

VENTURE COMMERCE CENTERS

VENTURE COMMERCE CENTERS (VCC) typically consists of individual small one and two story buildings divided into commercial condominium properties. VCC offers small companies a rare opportunity to own their business properties. At today's low interest rates, a company can own its real estate for far less than renting it.

VENTURE COMMERCE CENTER business properties typically include 2-story offices on the front (street facing) side and a 21-foot clear height "flex area" in the rear. The flex area is commonly used for research and development, warehousing, distribution, light manufacturing, high tech operations, supplemental offices and other R&D applications.

A typical VENTURE COMMERCE CENTER building has several separate business properties. Each has its own private entrance and exclusively assigned parking. The street facades of the buildings are Class-A office building designs, well suited for businesses of all kinds. The buildings are constructed of steel reinforced raised concrete panels. The office section in front is fully carpeted and equipped with a panelized ceiling system with integrated parabolic lighting and a heating / air conditioning system. All interior walls are finished and painted. Offices are heated and air conditioned on both the first and the second floors. A first-floor bathroom, built in compliance with A.D.A. regulations is included. VENTURE COMMERCE CENTER

399 Bradford Street Redwood City, California 94063 Tel 650-364-6453 Fax 650-364-2618 www.des-ae.com

condominiums are finished to be ready for immediate occupancy. Typically companies that require specific interior office layouts will develop their own Tenant Improvement layouts for approval by the local authorities. All buildings are designed with electrical rooms equipped to handle the needs of larger power users.

SIMILAR DEVELOPMENTS

Many Venture Commerce Centers are currently under construction, built or sold in cities across the Bay Area from Newark to Morgan Hill to Napa, including sites in San Jose, Hercules, Fremont and Alameda. See attached Venture Commerce Center Brochure. Interest in the offices, which are two-story and offer the option of "flex space" to the rear, is huge and has been market driven. Venture Corp. is best known for its 350-acre Morgan Hill Ranch, a large business park in the south county and is the largest business park in Silicon Valley. For further information see: www.morganhillranch.com.

In the last several years, as the rest of the commercial real estate market has stagnated, Venture has embarked on a path to develop smaller industrial spaces -- 3,500 square feet or less in response to market demand.
Venture Corporation researched the idea, built the first development in Morgan Hill, and found there was robust demand for 3,000 square feet or less. To review other locations see: www.venturecommercecenter.com

EXISTING SITE CONDITIONS

Located on Parcel B at 1100 Cadillac Court, Milpitas there currently exists a 125,280sq.ft.single story building. The building is vacant and not in use. The facility, which was originally approved for 100% R&D use, was developed for Sun-Microsystems in 1987 (A.P.N. 022-38-016 (portion)). Before that the site was part of a golf course. The structure is Type III N, B2 Occupancy and fully sprinkled. Five fire hydrants are located along the perimeter of the site. Current parking amounts to 418 stalls, which is provided at 1 per 300sq.ft.

The building is located within a FEMA established 100-year flood level of 12'. The building was designed to be one foot above this level, at an elevation of 13'.

PROPOSED NEW DEVELOPMENT

The project will be split in two phases

It is proposed to demolish and remove from site the existing structure, most of the flatwork and centrally located landscaping. The civil work consists of demolition of existing office and industrial

building and replacing with smaller office/warehouse flex buildings. The existing site pavement and concrete will be used as recycled fill for base rock and select import under the buildings. Portions of the site storm drain system will remain and additional storm drain will be added to accommodate the new buildings. Existing sanitary sewer and water service stubs will be utilized for the project. Additional stubs will be added as necessary to accommodate the additional buildings. Master water meters will be connected to a private portable system that will have separate private meters for each condominium unit.

The finish floors of all buildings shall be constructed at elevation 13.0 to be a foot above the flood elevation of 12.0. New landscaping material is to replace existing, with no Net loss. It is noted that, per 'Special Conditions Zone Change No. 509 PUD No. 31. Cadillac-Fairview/California' that prior to issuance of any building permit the applicant must submit a letter to insure plant material will survive in the soil.

The proposed development is to include 12 smaller buildings, consisting of one and two story structures. This new 'Venture Commerce Center' is to be similar in layout and design to other Venture Commerce Centers, as described above. Each building and the condominiums housed within them will achieve it's own character with the use of three-color palettes (see color palette attachments) and differing façade treatments to create an architecturally rich and vibrant environment.

Phasing

The project will be split into two phases;

1. Phase one will include buildings A, B, C, D, E, F, G, H and associate parking, site work and landscaping. Parking is provided in excess of the required rate; 218 stalls required and 256 stalls provided. Included in the construction of Phase 1 will be a concrete curb along the Phasing line shown on A1.1 (along the drive aisles off Cadillac Ct. and Fairview Way). A fence will be provided at the back of this curb.
2. Phase two will include buildings I, J, K, L: Phasing information is included on a Project Data sheet attached to this letter, also see drawing sheet A1.1. Note that phase one parking during construction of phase two will not be impacted; the temporary enclosing fence will screen the Phase 2 work. This area, shown behind the Phasing limit line will be the construction and construction staging area for Phase 2. At the end of Phase 2 the Project parking stall total required will be 404 stalls, 430 are provided (26 more than required). The compact stall to regular stall ratio provided will be 35.8%.

The intent of this proposal is to develop the site into an industrial commercial condominium complex, however with this submission there is no intent to show buildings as divided into various parcels but rather to show a "parcel map for condominium purposes". (See attached letter from HANNA & VAN ATTA).

The typical owner of a Venture Commerce Center property operates in capacity of R&D not professional offices. We have based out parking layout on 1 parking stall per 300 square foot of gross floor area per the City's requirements. Attached is a project data sheet summarizing all areas (GFA and building area) of the proposed condominiums with associated parking requirements. The proposed parking is more than that of the existing parking on site. The existing entry driveways have been maintained except of one along Cadillac Ct. that has been partly modified to relate to the particular geometry of the site road layout.

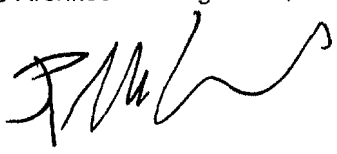
A private mutual storm drainage easement (Lagoon) exists along the South side of the site. This area is considered unusable and has not been developed. The proposed line of the road curb along this edge largely follows the existing line, refer to civil drawings.

Five (5) trash enclosures, placed in convenient locations are proposed for the site. The trash plan layouts are based on the local authority requirements and are designed along a logical garbage truck route.

If you have any questions concerning this Letter of Explanation, or require any additional information, please contact me at 650-364-6453.

Sincerely,

DES Architects + Engineers, Inc.



Ralph le Roux
Project Manager

Venture Commerce Center
1100 Cadillac Ct,. Milpitas, CA

PROJECT DATA

Assessors Parcel Number: 022-38-016 **Parcel Size: 523,591 S.F.**
Zoning: MP-S Industrial Park, PUD 31 **Existing Building Size: 125,280 S.F.(to be demo'ed)**

PHASE 1: Gross Floor Area*

	First Floor	Second Floor	Total Condo
Building A	8,594	3,355	11,949
Building B	8,594	3,355	11,949
Building C	6,912	4,934	11,846
Building D	8,339	3,355	11,694
Building E	3,746	0	3,746
Building F	4,808	0	4,808
Building G	5,146	0	5,146
Building H	2,477	0	2,477
Phase 1 Total	48,616	14,999	63,615

	Standard	Accessible****	Compact	Total
PARKING REQUIRED***:	122	5	85 (40%)	212
PARKING PROVIDED:	148	7	97 (38.5%)	252

PHASE 1:Building Floor Area**

	First Floor	Second Floor	Total Condo
Building A	9,149	3,670	12,819
Building B	9,149	3,670	12,819
Building C	7,286	5,352	12,638
Building D	9,149	3,670	12,819
Building E	4,030	0	4,030
Building F	5,127	0	5,127
Building G	5,474	0	5,474
Building H	2,705	0	2,705
Phase 1 Total	52,069	16,362	68,431

PHASE 2: Gross Floor Area*

	First Floor	Second Floor	Total Condo
Building I	12,096	3,978	16,074
Building J	10,007	3,355	13,362
Building K	10,388	3,978	14,366
Building L	8,594	3,355	11,949
Phase 2 Total	41,085	14,666	55,751

	Standard	Accessible****	Compact	Total
PARKING REQUIRED***:	108	4	74 (40%)	186
PARKING PROVIDED:	108	4	63 (36%)	175

PHASE 2:Building Floor Area**

	First Floor	Second Floor	Total Condo
Building I	12,762	4,346	17,108
Building J	10,610	3,670	14,280
Building K	11,002	4,346	15,348
Building L	9,149	3,670	12,819
Phase 2 Total	43,523	16,032	59,555

PROJECT TOTAL

TOTAL: Gross Floor Area*

	First Floor	Second Floor	Total Condo
Project Total	89,700	29,665	119,365

	Standard	Accessible****	Compact	Total
PARKING REQUIRED***:	230	9	159 (40%)	398
PARKING PROVIDED:	270	11	160 (37.5%)	427

TOTAL:Building Floor Area**

	First Floor	Second Floor	Total Condo
Project Total	95,592	32,394	127,986

* Gross Floor Area measurement inside of the walls per City of Milpitas requirements.
**Building Floor Area measurement: Outside face of the wall per building code.
*** Parking required is 1 stall per 300 sq.ft. of *Gross Floor Area
****Accessible Per CBC Table 11B-6: 9 Accessible spaces req. This appl. 9 Acc. spaces provided
Per CBC 1129.3.2: I Van Space per 8 Stalls req. This appl. 5 Van spaces provided.

MEMORANDUM

Planning Division

DATE: **February 22, 2006**

TO: Planning Commission

FROM: Kim Duncan, Project Planner

SUBJECT: **Venture Commerce Center, 1100 Cadillac Court (APN: 22-38-016) MA2005-9, SZ2005-9, EA2005-11**

On February 21, 2006, staff received a letter of concern (attached to memo) regarding the above project and related Initial Study/Mitigated Negative Declaration (EA2005-11). Staff reviewed the letter and, on February 21, 2006, met with the applicant to discuss and address concerns. The following is staff's response to the concerns:

1. *Increase of square footage and separate buildings generating greater flows of traffic than single building.* The project applicant submitted a Technical Memorandum analysis (dated December 1, 2005), conducted by Fehr & Peers in which the estimated trip generation for the proposed Venture Commerce Center and existing building was reviewed. The analysis determined the existing R&D building is estimated to generate 159 and 138 AM and PM peak hour trips, while the proposed Venture Commerce Center is estimated to generate 151 and 143 AM and PM peak hour trips, respectively. Therefore the Venture Commerce Center is anticipated to generate approximately the same number of vehicle trips during the AM and PM peak hours and on a daily basis when compared to the existing R&D building and would be considered no impact.

2. *Site placement of new buildings on parcel.* The applicant is proposing to demolish an existing 124,026 square foot R&D building and replace with twelve (12) new R& D buildings located throughout the site (totaling 127,982 square feet). The site layout provides for a pedestrian oriented R&D campus with walkways interconnecting buildings and providing access to Cadillac Court and Fairview Drive. The proposed buildings are in conformance with the development standards of the industrial park zoning district in term of setbacks, height, and landscaping, therefore would be considered no impact.

3. *Visual impact, potential hazard to pedestrians, and increased noise due to location of Building D on Advantech.*

a. The proposed Building D is located at the northeast portion of the property, with the rear of the building facing the south side of Advantech (380 Fairview Drive). The rear elevation of Building D consists of roll up doors (no truck loading docks), with building accent landscaping. However, as the result of meetings with the applicant and Advantech owner, the applicant is proposing to move the footprint of Building D an additional 10 feet (30 feet from property line), remove and replace the rollup doors with entry doors, and add additional landscaping to the rear elevation to improve the rear elevation from the adjacent building. It should be noted that the project site is not located in a scenic vista or corridor, therefore the visual impact of the project would not be considered significant.

b. A shared drive access through a dedicated easement is located between the proposed Venture project site and Advantech (380 Fairview Drive), however there is no shared parking agreement between the parcels. The applicant is proposing parking spaces located adjacent to and in proximity to the new buildings. Due to the location of parking spaces provided for use by businesses/employees, and no shared parking between parcels, it is anticipated that there will be minimal pedestrian activity between parcels, therefore no impact to pedestrian safety.

c. According to the General Plan, normally acceptable levels of noise in industrial districts are 50 dB to 75 dB. Proposed rooftop mechanical equipment for the project consists of new air conditioning units with a maximum sound rating of 74 dB. The proposed equipment is within the General Plan requirements for industrial districts, therefore the impact would be considered no impact

4. *Item XVII.c (adverse effects on human beings) "less than significant impact after mitigation" determination.* Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? The proposed project, as mitigated, will require the implementation of Best Management Practices, limit hours of construction related activity, and comply with State law to obtain Bay Area Air Quality Management District (BAAQMD) and Department of Toxic Substances (DTSC) to reduce construction practice impacts on Air, Hazardous Materials, and Noise to a level of less than significant.

5. *Item XI.c "no impact" (ambient noise levels).* Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project site is located in an Industrial Park (MP) zoning district, adjacent to an existing R&D building, and 147 feet north of a residential (R2) district. According to the General Plan, normally acceptable levels of noise in industrial district are 50 dB to 75 dB, and 50 db to 60 dB in residential districts. The proposed rooftop mechanical equipment consists of new air conditioning

equipment with a maximum sound rating of 74 dB, therefore the proposed equipment is within the General Plan requirements for industrial districts. According to calculations provided by the applicant, the sound attenuation drops 43.3 dB over 147 feet (to the nearest residential rear property line) to a maximum of 30.7 dB, therefore staff is confident the proposed air conditioners will not introduce any significant ambient noise to the residential area.

6. *Items VIII.c.d and XVI.c "no impacts" determination regarding site drainage.* Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion, siltation, or on-or off-site? or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site? The project site is currently developed with an industrial building, parking lot, landscaping, and drainage system. The applicant is proposing to increase impervious area by approximately 7,270 square feet. Consistent with C3 Stormwater requirements, the applicant will implement trash controls, labeling of storm drain facilities, turf treatment, Continuous Deflection Separation (CDS) interceptor, drought-tolerant landscaping with drip irrigation, and utilize the existing lagoon to provide to capture, drain, and clean run-off from the impervious surfaces within the project. The project will not alter the course of a stream or river that would result in substantial erosion or siltation or result in flooding on or off site, therefore would be considered no impact.

LAW OFFICES OF
JEFFREY P. WIDMAN
101 RACE STREET, SUITE 100
SAN JOSE, CALIFORNIA 95126-3041
TELEPHONE (408) 288-6777
FACSIMILE (408) 288-7688

February 17, 2006

Ms. Kim Duncan,
Project Planner
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, California 95035

Re: Venture Commerce Center;
1100 Cadillac Court;
[APN 022-38-016]

Dear Ms. Duncan:

I represent Advantech Corporation, owner of other real property at 380 Fairview Way adjacent to this proposed project. I wish to express Advantech's concerns with the project, your Environmental Impact Assessment number EA2005-11, and the proposed mitigated negative declaration to be adopted by the Planning Commission.

In broad terms, this project involves demolishing a single industrial/office building located roughly at the center of the property and replacing it with 12 new detached buildings spread over the entire property. The new buildings will be subdivided into about 69 condominium units, which then will likely wind up under separate ownerships.

Although the increase in total square footage of the buildings is fairly small, it nevertheless is an increase. Moreover, the potential impacts on Advantech and other neighbors are different from those created by a single, centrally located building. For example, one can anticipate that 69 separate businesses may generate greater flows of traffic than would a single business located in a single building.

It is not clear to me from your Environmental Impact Assessment that you have fully taken into account the potential impacts from locating the new buildings at different places over the entire property. In particular, Advantech is concerned with the location of one of those buildings (now designated "Building D") close to the boundary with Advantech's property. That new building will face an entrance to Advantech's building; and it is

likely to create additional traffic on the shared driveway. The foreseeable impacts include a potential hazard to pedestrians, increased noise for occupants of Advantech's building, and a new visual impact unfavorable to Advantech's property.

I understand that the new buildings will have access for trucks and other delivery vehicles at the rear. For this reason, there may be additional impacts in the form of noise and traffic along the shared driveway between the project and Advantech's building.

Item XVII.c of your Environmental Assessment, concerning adverse effects on human beings, shows a "less than significant impact after mitigation." You should reconsider that evaluation.

Likewise, item XI.c in your Environmental Assessment shows "no impact." However, ambient noise levels impacting the adjacent properties may well increase as a result of the change from a single centrally located building to 12 new buildings, some of which will be located near the boundaries.

Finally, the drainage on the project site will inevitably change as a result of constructing new buildings and reconstructing the parking lot. Items the VIII.c.d and XVI.c show "no impact." Those items generally concern site drainage. Perhaps the project proponent's site-drainage plans will effectively address this issue, but that was not clear from your Environmental Assessment.

Advantech is prepared to discuss all of the above concerns with you prior to the public hearing.

Very truly yours,

Jeffrey P. Widman

cc. Emily Tan,
Advantech Corporation

Samuel Farb, Esquire

RCL ECOLOGY

November 19, 2005

Mary Bean, Area Manager
CirclePoint
135 Main Street, Suite 1600
San Francisco, CA 94105

RE: Special-Status Species Assessment, Venture Commerce Center Milpitas, Milpitas, California.

Dear Mary:

Per your request, RCL Ecology conducted a reconnaissance-level survey of the subject project area to determine if the project would have a substantial adverse effect on any candidate, sensitive, or special status species in local or regional plans, policies, and regulations, or for those under jurisdiction of the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Location and Project Description

The proposed project is a demolition and redevelopment of a portion of an existing business park located between Fairview Way and Cadillac Court in the City of Milpitas California. The area corresponds to a portion of the "Milpitas, California" 7.5-minute topographic quadrangle, U.S. Department of the Interior, Geological Survey, 1961, photo revised 1980 (Figure 1–*Site and Vicinity*).

Site Description

The fully developed site consists of buildings, roads, parking lots, sidewalks, lawns and ornamental trees and shrubs. The area is bound by additional business park on the north and west, and by a freshwater marsh on the south and east. While the marsh would not be directly affected by the project, the City of Milpitas requested that the marsh be included in the assessment to ensure that any special-status species occurring in the marsh would not be indirectly affected.

Methods

Pre-field Analysis

Prior to conducting the reconnaissance survey, the most recent version of the California Department of Fish land Game Natural Diversity Data Base (CNDDB) was searched to obtain records and mapped locations of previously reported occurrences of special-status wildlife and plants within the Milpitas and surrounding quadrangles. The CNDDB report

329 Mt. Palomar Pl. • Clayton, CA 94517
Office: 925-672-0563 • Cell: 925-408-8449
Fax: 925-672-2559 • Email: rcliml@juno.com

listed 13 special-status wildlife and 11 special status plants as occurring in the region. These species are listed in Table 1 below. For the purpose of this assessment, the term 'special-status' refers to those species that:

- Have been designated by the CDFG and/or the U.S. Fish and Wildlife Service (USFWS) as either threatened or endangered, and are legally protected under the California or Federal endangered species acts;
- Are proposed and/or are candidate species being considered for listing under either Federal or California endangered species legislation;
- Are of expressly stated interest to resource/regulatory agencies and/or local jurisdictions; or
- Are protected under the Federal Migratory Bird Treaty Act, and/or the California Fish and Game Code.

Table1 – Special-Status Wildlife and Plants Reported from the Milpitas and Adjacent Quadrangles.

Wildlife		**Plants**	
Scientific Name	**Common Name**	**Scientific Name**	**Common Name**
Agelaius tricolor	Tricolored blackbird	*Astragalus tener var. tener*	Alkali-milk vetch
Ambystoma californiense	California tiger salamander	*Atriplex depressa*	Brittlescale
Athene cunicularia	Burrowing owl	*Atriplex joaquiniana*	San Joaquin spearscale
Chadradrius alexandrinus nivosus	Western snowy plover	*Centromadia parryi ssp congdonii*	Congdon's tarplant
Elanus leucurus	White-tailed kite	*Chorizanthe robusta var.robusta*	Robust spineflower
Emys marmorata	Western pond turtle	*Cordylanthus maritimus Ssp. palustris*	Point Reyes bird's beak
Geothlypis trichas sinuosa	Saltmarsh common yellowthroat	*Eryngium aristulatum var hooveri*	Hoover's button-celery
Lepidurus packardi	Vernal pool tadpole shrimp	*Lasthenia conjugens*	Contra Costa goldfields
Melspiza melodia pusillula	Alameda song sparrow	*Malacothamnus arcuatus*	Arcuate bush mallow
Rallus longirostris obsoletus	California clapper rail	*Navarretia prostrata*	Prostrate navarretia
Rana aurora draytonii	California red-legged frog	*Suaeda californica*	California seablite
Reithrondontomys raviventris	Salt-marsh harvest mouse		
Sorex vagrans halicoetes	Salt-marsh wandering shrew		

The CNDDB also listed one natural community, the northern coastal salt marsh, as occurring in the region.

Reconnaissance Survey

RCL Ecology then conducted a reconnaissance survey on November 11, 2005 to determine if any of the above species could occur on the project area. The survey consisted of driving and walking throughout the site and evaluating the property for habitat components that could support the above species. Open water areas of the marsh were dip-net sampled for aquatic fauna. Existing conditions, observed plants and wildlife, adjacent land use, and potential biological resource constraints were recorded.

Habitats Occurring on and Adjacent to the Site

1. Urban landscape

While no nests were observed, the ornamental trees and shrubs within the existing business park could provide nesting and foraging habitat for common birds such as the white-crowned sparrow (*Zonothrichia leucophrys*), house finch (*Carpodacus mexicanus*), and the common crow (*Corvus brachyrhynchos*). The larger trees could provide nesting habitat for special-status raptors (birds of prey) such as the white-tailed kite (*Elanus lecurus*).

2. Marsh

The freshwater marsh is a combination of dense stands of bulrush (*Scirpus* sp.) and narrow-leaved cattail (*Typha angustifolia*) between sections of open water surrounded by residential and commercial development at, or near top of bank. Bullfrogs (*Rana catesbiana*) and mosquitofish (*Gambusia affinis*) were the only aquatic species detected Salt marsh vegetation such as pickleweed (*Salicornia* sp.) is absent and would therefore preclude many species. Existing parking lot and other infrastructure extends almost to top of bank in many places providing little or no upland habitat. The same situation exists on the opposite bank side of the marsh where residential development extends almost to top of bank. California ground squirrel (*Spermophilus beecheyi*) and Botta's pocket gopher (*Thomomys bottae*) burrows that could furnish aestivation habitat for amphibians and reptiles such as the California tiger salamander and California red-legged frog are absent from the site.

Special-Status Species Assessment

Wildlife

The following special-status wildlife are deemed absent from the site as they require salt marsh habitat not occurring on the project area. These are the salt marsh harvest mouse, salt-marsh wandering shrew, California clapper rail, salt marsh common yellowthroat, western snowy plover, and Alameda song sparrow.

Habitat requirements and potential for occurrence of other special-status wildlife are discussed as follows.

Burrowing owl

Burrowing owls utilize California ground squirrel burrows for roosting and nesting habitat and forage on insects and small mammals in grassland habitat. As neither of these habitats occur on the project area the burrowing owl is deemed absent from the site.

California tiger salamander

The California tiger salamander breeds in ponds and requires upland burrows of either the California ground squirrel or Botta's pocket gopher for aestivation (summer) habitat. As this upland habitat is not present, the California tiger salamander is deemed absent from the site.

California red-legged frog (CRF)

The California red-legged frog breeds in seasonal ponds as well as permanent waters. While the open water sections of the marsh could provide such habitat, the presence of a high population of predatory species usually precludes CRF persistence. The site contains a high population of both bullfrogs and mosquitofish. Bullfrogs prey on metamorphosed CRF and mosquitofish prey on their larvae (tadpoles). In addition, the only CRF sighting in the region is 4-miles northeast of the site in completely different habitat. Therefore, due to the lack of CRF detected during sampling, the distance to the only known occurrence, and the abundance of predators present, CRF are deemed absent from the site.

Western pond turtle

While the western pond turtle can inhabitat open water sites such as occur in the marsh, they also require upland sandy soils for nest construction. As no turtles were detected during the sampling, and upland nesting habitat is not present, the western pond turtle is deemed not present from the site.

Tricolored blackbird

Tricolored blackbirds are colonial nesters in marsh habitats, but forage in adjacent grasslands and grain fields. As no tricolored blackbirds were detected during the site visit, and foraging habitat is absent from the site, tricolored blackbirds are deemed absent from the project area.

Vernal pool tadpole shrimp

This tiny insect lives exclusively in vernal pools and other seasonal wetlands that do not occur on the area, and are therefore, deemed absent from the site.

White-tailed kite

While no nests were observed during the site visit, white-tailed kites could potentially nest in the trees on, or adjacent to the site. Their nesting season extends from mid-February through July.

Plants

The following plants occur in salt marsh habitat that is not present on the site and are therefore deemed absent. These are – California seablite, Hoover's button-celery, and Point Reyes bird's beak.

The following plants are found in non-native annual grasslands associated with alkaline soils not present on the site and are therefore deemed absent. These are – alkali milk vetch, brittlescale, and San Joaquin spearscale.

The following plants occur in non-native grassland habitats not present on site, and are therefore deemed absent. These are – the Congdon's tarplant, and Contra Costa goldfields.

Robust spineflower occurs in coastal scrub habitat that does not occur on site, and is therefore, deemed absent.

Prostrate navarretia occurs in vernal pool habitat that does not occur on site, and is therefore, deemed absent.

Arcuate bush mallow occurs in chaparral habitat that does not occur on site, and is therefore, deemed absent.

The northern coastal salt-marsh natural community does not occur on the project area.

Summary

As noted in the report, the white-tailed kite, as well as other raptors, could potentially nest in some of the trees slated for removal during the redevelopment of the site. To avoid any nesting season conflict, trees should be removed before the start of nesting season (February 15). If tree removal is slated for any portion of the nesting season a biologist should first conduct a nest survey of the area 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged. Meanwhile, work outside of the buffer area can proceed as planned.

Appendix

Figure 1	Project Site and Vicinity
Figure 2	Project Site in Relation to Marsh
Exhibit 1	Photographs of the Project Area

FIGURE 1

Project Site and Vicinity

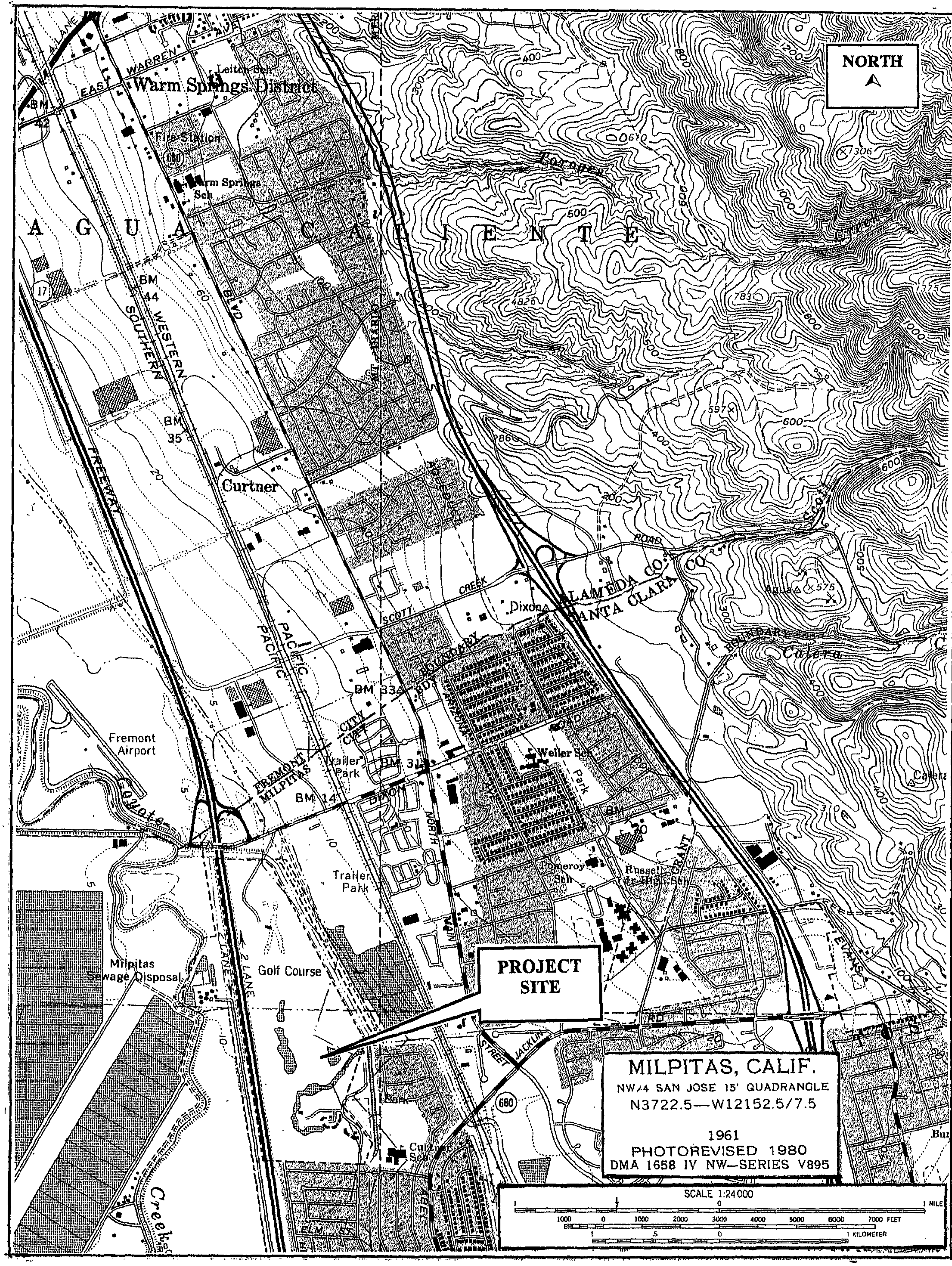
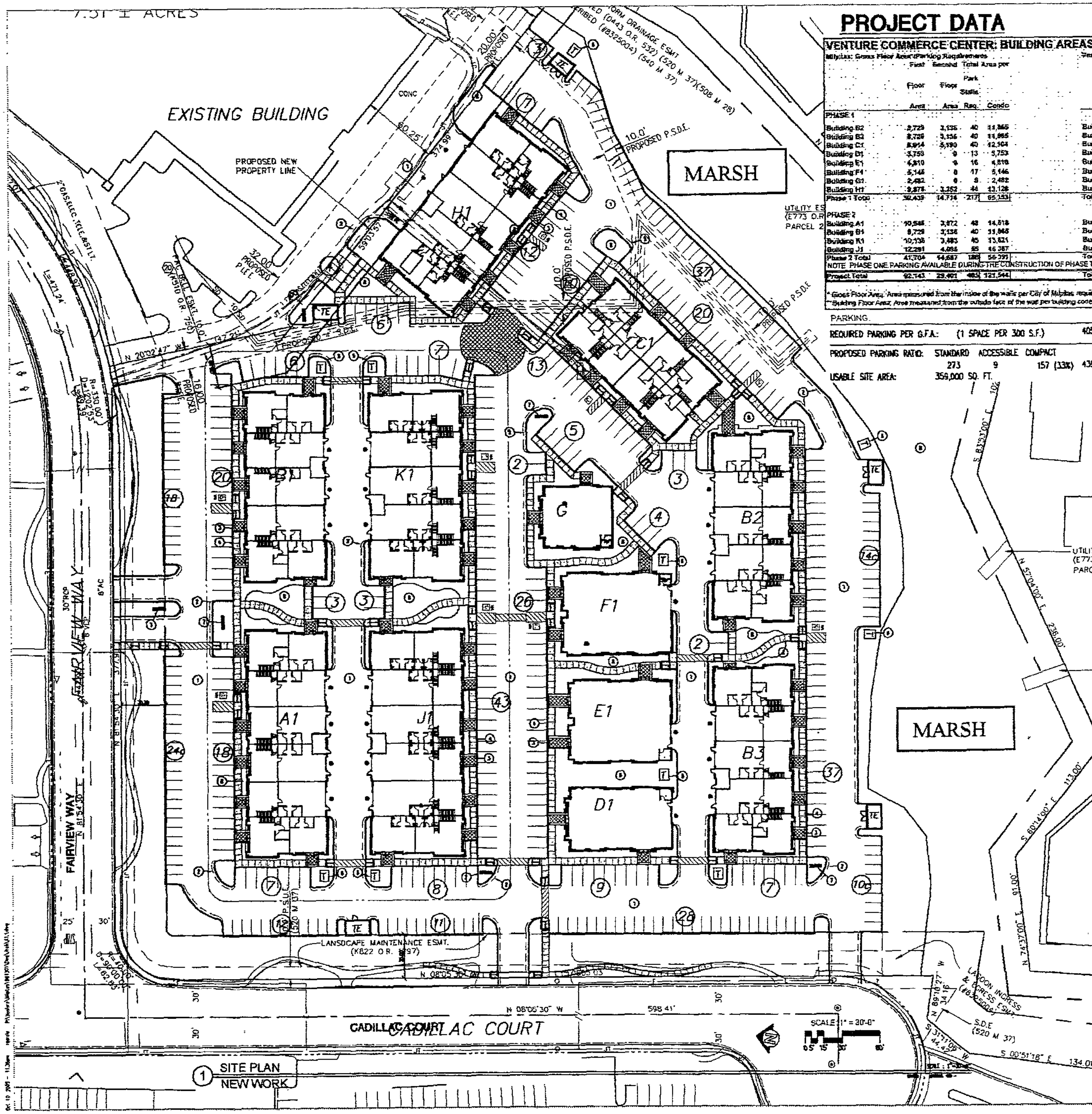

NORTH
PROJECT SITE
MILPITAS, CALIF.
NW/4 SAN JOSE 15' QUADRANGLE
N3722.5—W12152.5/7.5
1961
PHOTOREVISED 1980
DMA 1658 IV NW—SERIES V895
SCALE 1:24 000
Warm Springs District
AGUA CALIENTE
Curtner
Fremont Airport
Milpitas Sewage Disposal
Golf Course
Trailer Park
ALAMEDA CO.
SANTA CLARA CO.
FREMONT
MILPITAS
Weller Sch
Pomeroy Sch
Russell Jr High Sch
Fire Station
Warm Springs Sch
Leitch Sch
FREEWAY
SOUTHERN PACIFIC
WESTERN PACIFIC

FIGURE 2

Project Site in Relation to Marsh



PROJECT DATA

VENTURE COMMERCE CENTER: BUILDING AREAS/PARKING REQUIREMENTS

Milpitas: Gross Floor Area*/Parking Requirements — "Venture Commerce Center" Building Floor Area**

	First Floor Area	Second Floor Area	Total Park Stalls Req.	Area per Condo		First Floor Area	Second Floor Area	Area per Condo
PHASE 1								
Building B2	8,729	3,136	40	11,865	Building B2	9,147	3,397	12,544
Building B3	8,729	3,136	40	11,865	Building B3	9,147	3,397	12,544
Building C1	6,914	5,390	40	12,304	Building C1	7,284	5,606	12,890
Building D1	3,753	0	13	3,753	Building D1	4,037	0	4,037
Building E1	4,810	0	16	4,810	Building E1	5,127	0	5,127
Building F1	5,146	0	17	5,146	Building F1	5,474	0	5,474
Building G1	2,482	0	8	2,482	Building G1	2,709	0	2,709
Building H1	9,876	3,252	44	13,128	Building H1	10,606	3,504	14,110
Phase 1 Total	50,439	14,714	217	65,153	Total	53,531	15,904	69,435
PHASE 2								
Building A1	10,546	3,872	48	14,418	Building A1	11,000	4,220	15,320
Building B1	8,729	3,136	40	11,865	Building B1	9,147	3,397	12,544
Building K1	10,136	3,485	45	13,621	Building K1	10,608	3,787	14,395
Building J1	12,291	4,096	55	16,387	Building J1	12,763	4,442	17,205
Phase 2 Total	41,704	14,687	188	56,391	Total	43,518	15,946	59,464
NOTE: PHASE ONE PARKING AVAILABLE DURING THE CONSTRUCTION OF PHASE TWO WILL BE 217 STALLS								
Project Total	92,143	29,401	405	121,544	Total	97,049	31,850	128,899

* Gross Floor Area: Area measured from the inside of the walls per City of Milpitas requirements for determining parking requirements.
** Building Floor Area: Area measured from the outside face of the wall per building code. Also saleable condominium area.

PARKING

REQUIRED PARKING PER G.F.A.:	(1 SPACE PER 300 S.F.)			405
PROPOSED PARKING RATIO:	STANDARD	ACCESSIBLE	COMPACT	
	273	9	157 (33%)	439
USABLE SITE AREA:	359,000 SQ. FT.			

SITE LEGEND

GENERAL NOTES

SHEET NOTES

SITE LIGHTING SCHEDULE

DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 93063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
800 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1100 Cadillac Ct.
Milpitas, CA 95035

SITE PLAN
NEW WORK

ISSUE DATES:

DRAWN BY
REVIEWED BY
APPROVED BY
DES PROJECT NO. 9613.01

BUILDING

A1.1

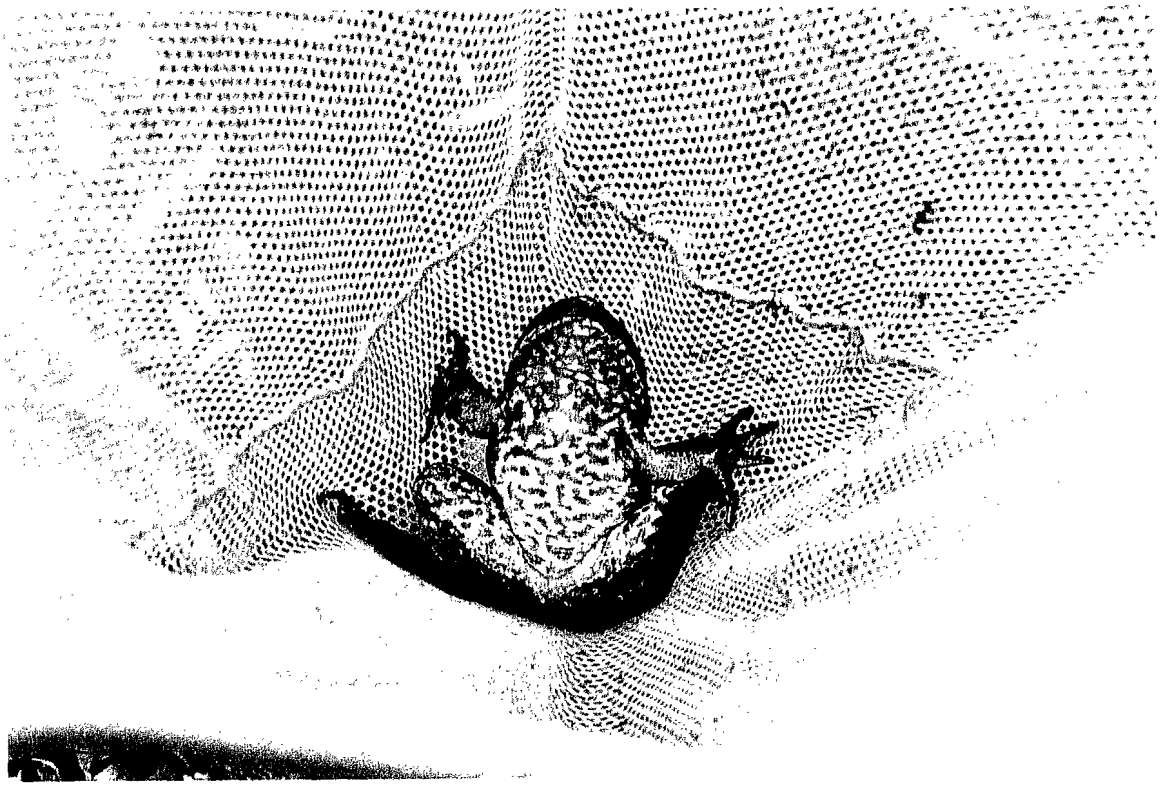
EXHIBIT 1

Photographs of the Project Site

Marsh showing residential development on opposite site

Marsh showing proximity to parking area

Adult bullfrog netted during marsh sampling



FEHR & PEERS
TRANSPORTATION CONSULTANTS

TECHNICAL MEMORANDUM

Date: December 1, 2005

To: Mary Bean – CirclePoint

From: Eddie Barrios – Fehr & Peers

Subject: ***Second Revised Venture Commerce Center Trip Generation and Site Plan Evaluation***

WC05-2260

This technical memorandum presents the revised estimated trip generation for the proposed Venture Commerce Center and the existing building at the project site. This memorandum supersedes the technical memoranda entitled *Venture Commerce Center Trip Generation and Site Plan Evaluation* (November 8, 2005) and the *Revised Venture Commerce Center Trip Generation and Site Plan Evaluation* (November 28, 2005). A new trip generation analysis was performed to better reflect the use of the existing building and the likely uses at the Venture Commerce Center. The proposed site plan, dated October 4, 2005, was also reviewed for adequate site access, on-site vehicle and pedestrian circulation, and parking.

The Venture Commerce Center consists of several buildings totaling 121,544 square feet of gross leasable area, while the existing building is approximately 128,000 square feet. Based on information provided by the project architect the likely uses at the proposed Venture Commerce Center could be light industrial, research and development (R&D), and general office. Typical light industrial uses include precision manufacturers, commercial printers, and distributors, while typical R&D uses include scientific laboratories, medical labs, and high tech companies. General office uses include architect and engineering offices, law firms, and accounting firms. Based on information provided by the City, the use of the existing building is closer to R&D than general office.

TRIP GENERATION

Table 1 presents the estimated trip generation for the existing R&D building and the proposed Venture Commerce Center based on average trip rates per unit of area (typically square footage) presented in the Institute of Transportation Engineers (ITE) *Trip Generation* 7th Edition. Given the uncertainty of likely uses at the Venture Commerce Center, trip generation for the project was calculated by assuming 1/3 light industrial, 1/3 R&D, and 1/3 general office. The average trip rates for general office uses are about 50% to 70% higher than light industrial uses and about 25% to 40% higher than R&D uses. The difference in rates is largely attributed to the average amount of space occupied by each employee. For example, in general each office employee occupies about 300 square feet while each light industrial employee occupies about 450 square feet. Therefore, on a per-square-foot basis, office uses generate more trips than light industrial uses.

100 Pringle Avenue, Suite 600 Walnut Creek, CA 94596 (925) 930-7100 Fax (925) 933-7090
www.fehrandpeers.com

The existing R&D building is estimated to generate 159 and 138 AM and PM peak hour trips, respectively, while the proposed Venture Commerce Center is estimated to generate 151 and 143 AM and PM peak hour trips, respectively. As shown in Table 1, the proposed Venture Commerce Center is anticipated to generate approximately the same number of vehicle trips during the AM and PM peak hours and on a daily basis when compared to the existing R&D building.

TABLE 1
TRIP GENERATION ESTIMATES

Land Use	Size	Daily		AM Peak Hour						PM Peak Hour					
		Rate	Trips	Rate			Trips			Rate			Trips		
				In	Out	Tot	In	Out	Tot	In	Out	Tot	In	Out	Tot
Existing R&D Building	128 ksf	8.11	1,038	1.03	0.21	1.24	132	27	159	0.16	0.92	1.08	20	118	138
Proposed Venture Commerce Center															
Light Industrial	40.5 ksf	6.97	282	0.81	0.11	0.92	33	4	37	0.17	0.81	0.98	7	33	40
R&D	40.5 ksf	8.11	328	1.03	0.21	1.24	42	9	51	0.16	0.92	1.08	6	37	43
General Office	40.5 ksf	11.01	446	1.36	0.19	1.55	55	8	63	0.25	1.24	1.49	10	50	60
Total Project	121.5 ksf		1,056				130	21	151				23	120	143
Change in Trips			***+18***				***-2***	***-6***	***-8***				***+3***	***+2***	***+5***

Notes:

Trip generation based on average trip rates presented in ITE's *Trip Generation* 7th Edition.

Source: Fehr & Peers, 2005.

SITE ACCESS AND ON-SITE VEHICULAR AND PEDESTRIAN CIRCULATION

Site access and circulation for the proposed project was reviewed to ensure safe and efficient site access and on-site vehicle and pedestrian circulation. The site plan was reviewed for emergency vehicle access, appropriate parking lot and circulation aisle widths, adequate turning radii, and safe and efficient circulation.

Based on other Venture Commerce Center developments throughout California implemented by the project sponsor, the largest typical vehicle anticipated to access the site would be the single-unit truck (e.g. UPS, FedEx, etc). Based on the site plan, all driveways would be at least 25 feet wide which is wide enough to accommodate the single-unit truck, emergency vehicles, and two-way travel. The project provides adequate emergency and vehicle site access via two driveways on Fairview Way and two driveways on Cadillac Court.

The proposed parking stall dimensions presented on the "site legend" of the site plan are consistent with the required parking stall dimensions presented in the City of Milpitas Zoning Ordinance (Section XI-10-53). However, at several locations throughout the site where standard parking is proposed, the stall depths measure only 16 feet instead of the required 18 feet. At these locations, the parking stalls are

being designed with two feet of front bumper overhang into the pedestrian pathways. The internal pedestrian paths that are perpendicular to these parking stalls are six feet wide, thereby leaving four feet of unobstructed sidewalk space for pedestrians. A four-foot pathway does meet ADA requirements.

At several locations, the circulation aisle widths have been designed for 24.5 feet instead of the City's minimum requirement of 25 feet for 90 degree parking for standard vehicles. Based on discussions with the project architect, these circulation aisles will be modified to provide 25 feet of width in the final site plan. The internal roadway radii appear to be adequate for the typical vehicle expected to access this site.

Pedestrian pathways are provided throughout the site and adequate connectivity is provided between the buildings and the fronting streets. As discussed earlier, four feet of unobstructed pedestrian way is adequate for pedestrian circulation.

PARKING

The project will provide 273 standard parking spaces, 157 compact parking spaces, and 9 accessible parking spaces for a total of 439 parking spaces. Based on the City of Milpitas Zoning Ordinance (Section XI-10-53), the project is required to provide 1 parking space for 300 square feet of building area or a total of 405 parking spaces. The project exceeds the City's parking requirement by 34 parking spaces. The proposed 157 compact parking spaces (33% of total) do not exceed the maximum allowable (40%) by the City of Milpitas. However, given the excess number of parking spaces, it is possible to minimize the number of compact spaces and provide additional standard parking spaces. The project meets ADA parking requirements by providing nine accessible parking spaces from a total of 439 parking spaces.

If you have any questions, please contact Eddie Barrios at (925) 930-7100.

/eb
WC05-2260

Kim Duncan

From: Ralph Le Roux [RLeRoux@des-ae.com]
Sent: Wednesday, January 25, 2006 9:04 AM
To: Kim Duncan
Cc: 'Kurt Seastrand' (E-mail); Ernie Knodel (E-mail); Steve Mincey
Subject: Venture Milpitas


48[1].pdf


8583-000-110804[1].pdf

Kim,
Attached are cut sheets of the proposed roof top mechanical units, size and
db. information is included. Each property within the building either gets a
Bryant 583APW030040N or a Bryant 583APW036060N.

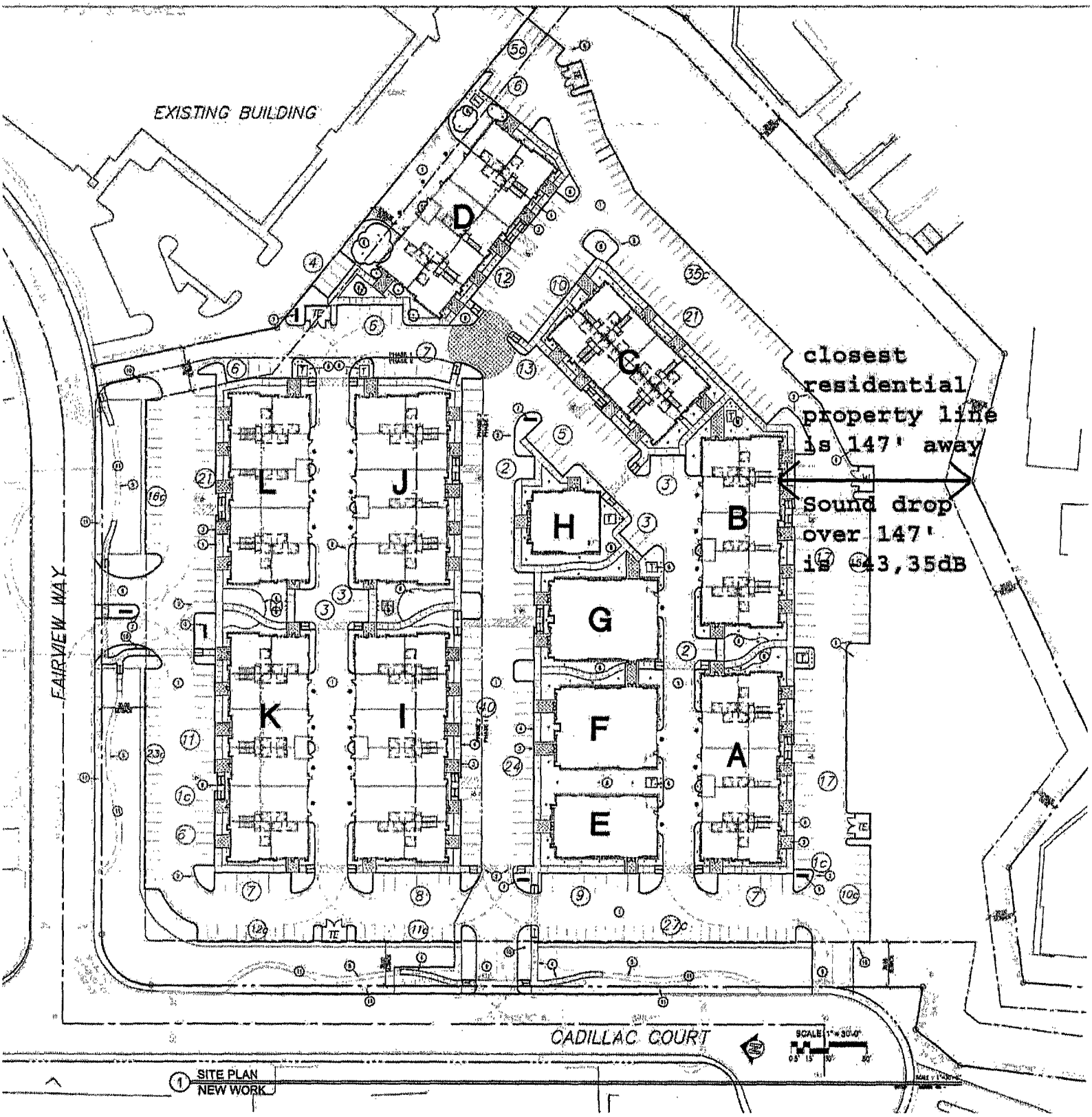
Note that these units are designed to function as rooftop or pad mounted.
Sound considerations should be no problem since these units are typically
designed to be used for residential projects as well (right outside residential windows). For further information also see:
http://www.bryant.com/corp/details/0,,CLI1_DIV42_ETI8440,00.html#features

Let me know if you need anything else.

RALPH LE ROUX
Project Manager
DES Architects + Engineers
399 Bradford Street
Redwood City, CA 94063
T: 650-364-6453 ext. 497
F: 650-364-2618
Cell: 650-207-8447

rleroux@des-ae.com
www.des-ae.com

<<48[1].pdf>> <<8583-000-110804[1].pdf>>


EXISTING BUILDING
FAIRVIEW WAY
CADILLAC COURT
D
C
L
J
H
B
G
K
I
F
A
E
closest residential property line is 147' away
Sound drop over 147' is 43,35dB
SCALE 1"=30'-0"
1 SITE PLAN NEW WORK

583A High Efficiency Packaged Gas Heating/Electric Cooling (2-5 Tons)

- High efficiency design at 12.0 SEER
- AFUE up to 81%
- Composite rust proof base with integrated drain
- Easy to convert from horizontal to vertical discharge with standard duct cover provided
- Quiet operation, sound ratings as low as 72 dB
- WeatherArmor™ long life cabinet made of sturdy phosphate zinc coated, pre-painted steel, capable of withstanding 500 hours in salt spray
- Scroll compressors — all sizes
- Single panel service access
- Single phase and 3 phase units available
- 5-year limited product warranty
- 10-year limited warranty on compressors
- 15-year limited warranty on TurboTubular™ heat exchanger
- Optional field installed commercial accessories
  - Economizer
  - Manual air damper
  - Filter rack
  - Controls upgrade package
  - Roof curbs

582A High-Efficiency Packaged Gas Heating/Electric Cooling (1.5-5 Tons)

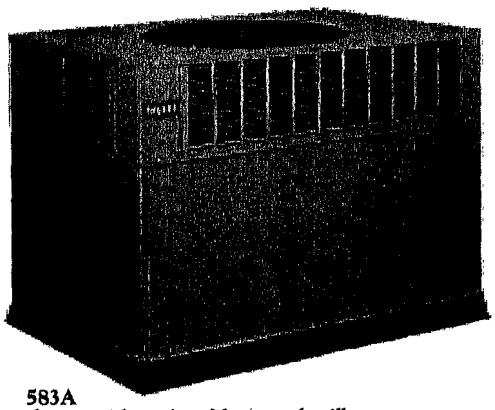
- Energy efficiency design with 10.0 SEER
- AFUE up to 81%
- Easily converted from horizontal to vertical air supply with standard duct covers provided
- Durable dependable hermetically sealed compressors for long life and dependable operation
- Direct-drive multi-speed PSC (permanent split capacitor) blower motors
- Refrigerant gauge ports
- Weather Armor™ long life cabinet made of sturdy phosphate zinc coated, pre-painted steel, capable of withstanding 500 hours in salt spray
- Quiet indoor and outdoor sound with ratings as low as 75 dB
- 1-year limited product warranty
- 5-year limited warranty on compressors
- 10-year limited warranty on heat exchanger
- Optional field installed commercial accessories
  - Economizer
  - Manual air damper
  - Filter rack
  - Controls upgrade package
  - Roof curbs

Factory Options

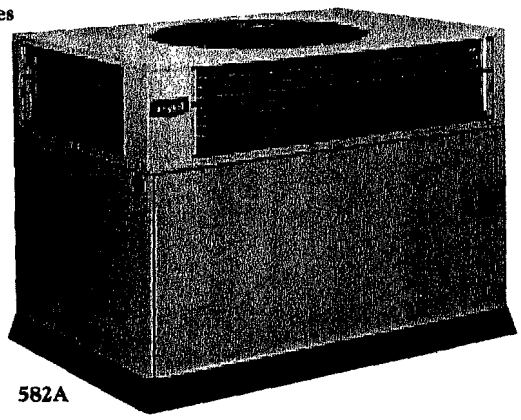
- Tin-plated indoor coil
- Copper fin and coil coatings available
- Vinyl coated condenser fins

PACKAGED GAS HEATING/ELECTRIC COOLING PRODUCTS

Model	Nom Ton	ARI Cooling Performance		Heat In (k Btuh input)	Std. CFM	AFUE (%)	Approx Ship Wt.	Sound Rating (dB)	Unit Dimensions (in.)		
		Btuh	SEER						W	H	D
583A 2-5 TONS											
583A024040	2.0	24,000	12	40,000	800	80%	290	72	48.28	35.02	32.72
583A024060	2.0	24,000	12	60,000	800	78%	290	72	48.28	35.02	32.72
583A030040	2.5	30,000	12	40,000	1000	80%	313	72	48.28	39.02	32.72
583A030060	2.5	30,000	12	60,000	1000	80%	313	72	48.28	39.02	32.72
583A036060	3.0	35,000	12	60,000	1200	79%	321	74	48.28	35.02	32.72
583A036090	3.0	35,000	12	88,000	1200	80%	321	74	48.28	35.02	32.72
583A042060	3.5	42,000	12	60,000	1400	79%	382	74	48.28	38.98	44.22
583A042090	3.5	42,000	12	90,000	1400	80%	382	74	48.28	38.98	44.22
583A048090	4.0	48,000	12	90,000	1600	79%	421	80	48.28	38.98	44.22
583A048115	4.0	48,000	12	115,000	1600	81%	421	80	48.28	38.98	44.22
583A048130	4.0	48,000	12	130,000	1600	80%	421	80	48.28	38.98	44.22
583A060090	5.0	58,000	12	90,000	1750	79%	468	78	48.28	42.98	44.22
583A060115	5.0	58,000	12	115,000	1750	81%	468	78	48.28	42.98	44.22
583A060130	5.0	58,000	12	130,000	1750	80%	468	78	48.28	42.98	44.22
582A 1.5-5 TONS											
582A018040	1.5	18,000	10	40,000	600	80%	280	75	48.28	35.75	32.72
582A024040	2.0	24,600	10	40,000	800	80%	285	75	48.28	35.02	32.72
582A024060	2.0	24,600	10	60,000	800	78%	290	75	48.28	35.02	32.72
582A030040	2.5	28,800	10	40,000	1000	80%	295	75	48.28	39.02	32.72
582A030060	2.5	28,800	10	60,000	1000	78%	300	75	48.28	39.02	32.72
582A036060	3.0	34,400	10	60,000	1200	79%	305	80	48.28	35.02	32.72
582A036090	3.0	34,400	10	90,000	1200	80%	315	80	48.28	35.02	32.72
582A042060	3.5	42,000	10	60,000	1400	79%	350	80	48.28	38.98	32.72
582A042090	3.5	42,000	10	90,000	1400	80%	350	80	48.28	38.98	32.72
582A048090	4.0	46,500	10	90,000	1600	79%	400	80	48.28	38.98	44.22
582A048115	4.0	46,500	10	115,000	1600	81%	410	80	48.28	38.98	44.22
582A048130	4.0	46,500	10	130,000	1600	80%	410	80	48.28	38.98	44.22
582A060090	5.0	60,000	10	90,000	2000	79%	405	80	48.28	42.98	44.22
582A060115	5.0	60,000	10	115,000	2000	81%	414	80	48.28	42.98	44.22
582A060130	5.0	60,000	10	130,000	2000	80%	414	80	48.28	42.98	44.22



583A
shown with optional louvered grilles



582A

Decibels and Distance

This calculator requires a JavaScript capable browser

This calculation will give you the amount of attenuation, in decibels, you can expect with a change in receiver distance, in a free field (outdoors). For example if you were standing 10 feet from a noise source, and were to move 100 feet away from that noise source, you would expect to see a drop in level of 20dB. Sound that is radiated from a point source drops in level at 6dB per doubling of distance. If you start at 50 feet from the source and move to 100 feet from the source you will have a 6dB drop in level. If you move from 500 feet to 1000 feet, you will have a 6dB drop in level. For the record, the formula to calculate this level drop is: *Decibels of Change*=20xlog(distance 1/distance 2), and you can calculate it on any scientific calculator.

Reference listening distance in feet or meters, from the noise source	New receiver distance in feet or meters, from the source		This is the number of decibels of level drop/rise you would find
1'	147'	Calculate	-43.34589936

Bryant 583APW030040N
Sound attentuation calculation:
Equipment db @ 1' - db drop at 147' = db at property line (worst case scenario)

72db - 43.3db = **28.7db**

Bryant 583APW036060N
Sound attentuation calculation:
Equipment db @ 1' - db drop at 147' = db at property line (worst case scenario)

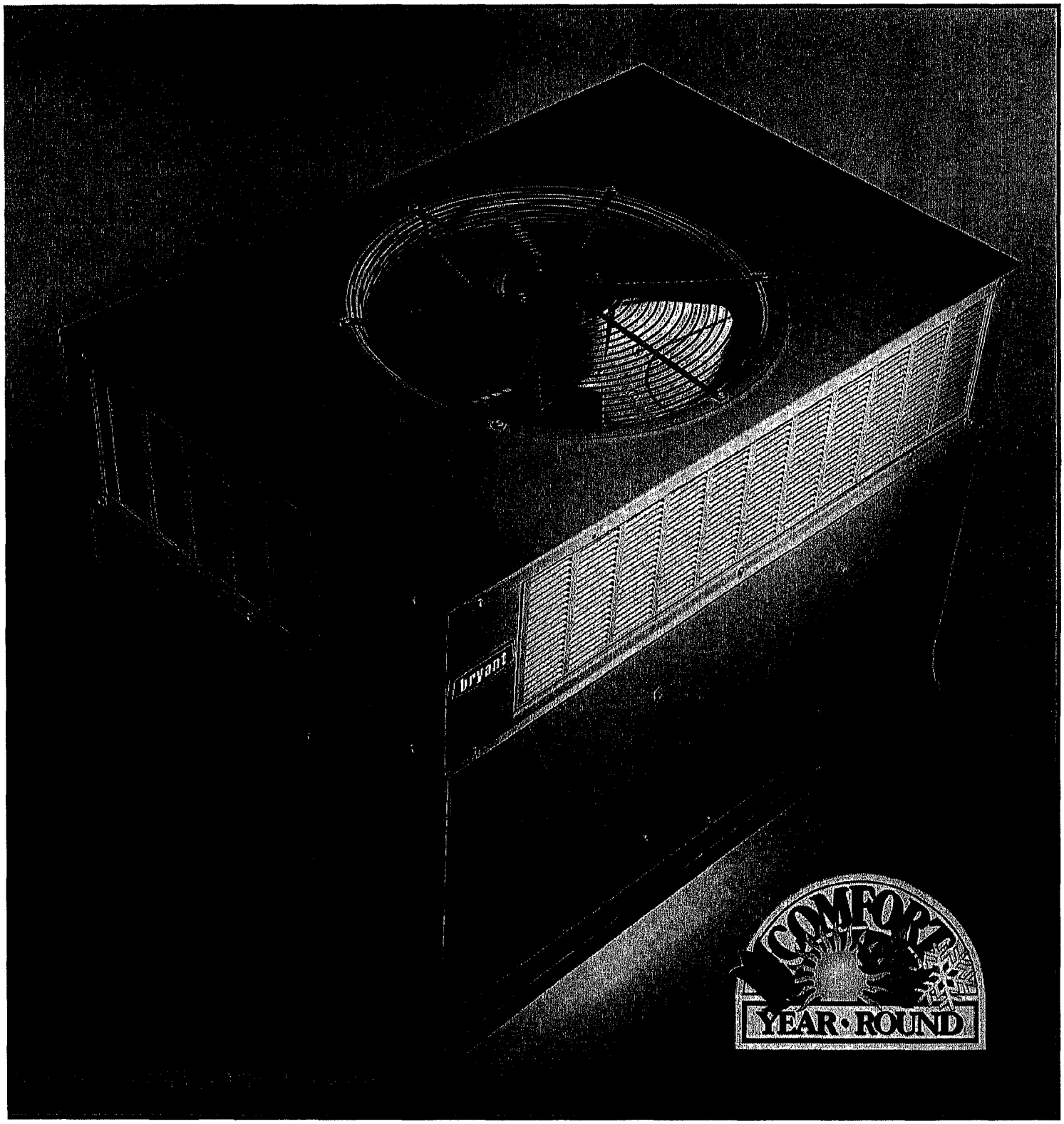
74db - 43.3db = **30.7db**

bryant®

PACKAGED GAS/ELECTRIC
COMFORT SYSTEM

LEGACY™ LINE

MODEL 583A

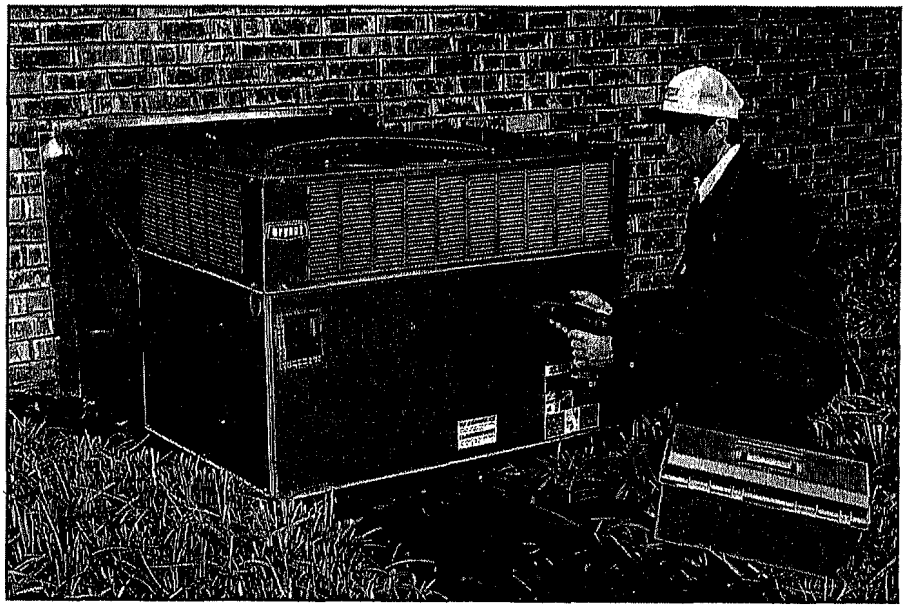


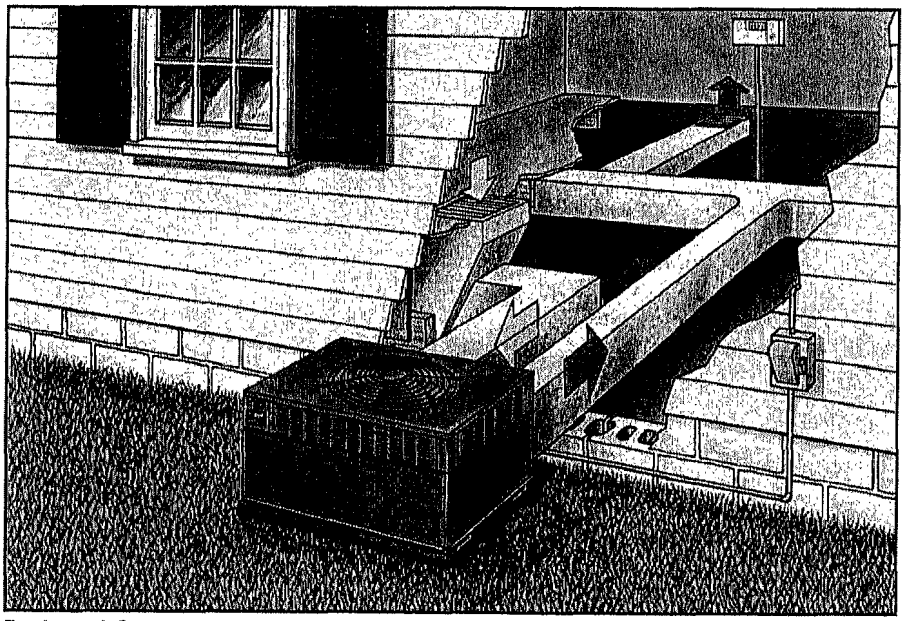
Quiet, Efficient Comfort For Every Season.

Bryant Brings A Tradition Of Comfort To Your Home.

When you choose Bryant, you're choosing nearly one hundred years of solid home comfort experience. We've been offering homeowners the best value for their home comfort dollar since 1904. Combining the skilled craftsmanship of our heritage with the reliable components of today, Bryant is proud to continue delivering top-quality, energy-efficient home comfort products to families like yours.

From our design engineers to your local Bryant dealer, the Bryant team is dedicated to your comfort. Offering a complete line of furnaces, air conditioners, heat pumps, humidifiers, air cleaners, ventilators, zoning, controls and indoor coils, your trusted Bryant dealer can design, install and maintain your system so it operates at peak performance for money-saving efficiency and quiet, soothing comfort throughout every season. Ask your trusted Bryant dealer to help you create a system that offers affordable, worry-free comfort year after year.





Packaged Gas Furnace And Electric Air Conditioning System

This Box is to be used as a knock-out for a non-varnished area on a full-spread, full-bleed varnish plate.

bryant® WHATEVER IT TAKES℠
Heating & Cooling Systems

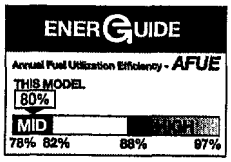
A Member of the United Technologies Corporation Family.
Stock Symbol UTX.

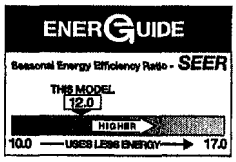
8583-000

7310 West Morris Street, Indianapolis, IN 46231
Visit our website at www.bryant.com

Before purchasing this appliance, please read the important energy cost and efficiency information available from your dealer.
Manufacturer reserves the right to discontinue, or change, at any time, specifications or designs without notice and without incurring obligations.

Printed on recycled paper.





County of Santa Clara
Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5665

ENVIRONMENTAL DECLARATION

For CLERK-RECORDER'S USE ONLY

POSTED ON 2/2/06 THROUGH 2/22/06
IN THE OFFICE OF THE COUNTY CLERK-RECORDER
BRENDA DAVIS, COUNTY CLERK
BY _____, DEPUTY
LETICIA ORTEGA

FOR CLERK-RECORDER USE STAMP

ENDORSED

FEB 0 2 2006

BRENDA DAVIS, County Clerk-Recorder
Santa Clara County
By _____ Deputy

CLERK-RECORDER FILE NO.

CA Dept. of Fish and Game Receipt #

NAME OF LEAD AGENCY: City of Milpitas

NAME OF APPLICANT: DES Architects

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

1. (X) NOTICE OF ~~PREPARATION~~ Intend to Adopt a Mitigated Negative Declaration
2. ( ) NOTICE OF EXEMPTION
3. NOTICE OF DETERMINATION
   NEGATIVE DECLARATION PURSUANT TO PUBLIC RESOURCES CODE § 21080(C)
   ( ) $1300.00 REQUIRED ($1250.00 STATE FILING FEE AND $50.00 COUNTY CLERK FEE)
   ( ) IF CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - $50.00 COUNTY CLERK FEE REQUIRED
4. NOTICE OF DETERMINATION
   ENVIRONMENTAL IMPACT REPORT PURSUANT TO PUBLIC RESOURCES CODE § 21152
   ( ) $900.00 REQUIRED ($850.00 STATE FILING FEE AND $50.00 COUNTY CLERK FEE)
   ( ) IF CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - $50.00 COUNTY CLERK FEE REQUIRED
5. Other: _____

NOTICE TO BE POSTED FOR 20 DAYS.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL ENVIRONMENTAL DOCUMENTS LISTED ABOVE (*INCLUDING COPIES*) SUBMITTED FOR FILING.
CHECKS SHOULD BE MADE PAYABLE TO : COUNTY CLERK-RECORDER.

ENVIRONMENTAL IMPACT ASSESSMENT NO: EA2005-11

Planning Division 455 E. Calaveras Blvd., Milpitas, CA 95035 (408) 586-3279

Prepared by: Kim Duncan February 2, 2006
date

Title: Staff Planner

1. Project title: VENTURE COMMERCE CENTER

2. Lead Agency Name and Address: CITY OF MILPITAS, 455 E. CALAVERAS BOULEVARD, MILPITAS, CA

3. Contact person and phone number: Kim Duncan, 408/586-3283

4. Project location: 1100 CADILLAC COURT (APN: 022-38-016

5. Project sponsor's name and address:
Ralph Le Roux, c/o DES Architects, 399 Bradford Street, 3rd Floor, Redwood City, CA 94063

6. General plan designation: Single Family Low Density 7. Zoning: Industrial Park (MP)

7. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
Demolition of an existing 124,026 square foot industrial office building and construction of 12 new R&D buildings, totaling 128,712 square feet. In addition, the applicant is requesting approval of a Major Tentative Map to subdivide the new buildings into approximately 69 condominium units for individual ownership purposes, and a new sign program. Site improvements include 5 new trash enclosures, reconfigured parking spaces, landscaping, and protected tree removal, located t 1100 Cadillac Court (APN: 022-38-016), zoned Industrial Park (MP).

9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The project site is located on a 523,591 square foot parcel located at the southeast corner of Cadillac Court and Fairview Way, in the Cadillac/Fairview Planned Unit Development (Cadillac-Fairview Industrial & Residential PUD 31). The site is bound by Cadillac Court on the west, Fairview Way on the north, Penitencia Creek to the east and a manmade drainage lagoon immediately south of the site. Surrounding land uses include light industrial (M1) and R& D uses to the north and west, and condominium residential uses (R2) to the south and southeast. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, sensitive receptors, or sensitive land uses.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
Santa Clara Valley Water District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: 2/2/06 Project Planner: Kim Duncan (Signature) Kim Duncan (Printed Name)

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
I. AESTHETICS:						
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒	1,2,11 18,19
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	☒	1,2,11 18,19
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☒	1,2,11 18,19
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	☐	☐	☐	☐	☒	1,2, 18,19
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒	1,2,11 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☒	1,2,11 13
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☐	☒	1,2,11 13

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☒	1,2,9 19
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☐	☒	1,2,9 19
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐	☒	1,2,9 19
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☐	1,2,9 19
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	☒	1,2,19
IV. BIOLOGICAL RESOURCES: Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	☐	☐	☐	☐	☒	1,2,18 19,26
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	☐	☐	☐	☐	☒	1,2,18 19,26

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒	1,2,26
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐	☐	1,2, 19,26
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐	1,2, 19,26
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒	1,2,11 19,26
V. CULTURAL RESOURCES: Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	☒	1,2,11, 15,16
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	☒	1,2,11, 15,16 18
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒	1,2,11, 15,16 18
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☒	1,2,11, 15,16 18
VI. GEOLOGY AND SOILS: Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐	☐	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☐	☒	1,2,3,8, 11
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☒	1,2,3 11
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	☐	1,2,3 11
iv) Landslides?	☐	☐	☐	☐	☒	1,2,3 11
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒	1,2,3 11
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐	☒	1,2,3 11
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☐	☒	1,2,3 11
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	☒	1,2,3 11
VII. HAZARDS AND HAZARDOUS MATERIALS:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒	1,2,19, 27
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒	☐	1,2,19, 27
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☒	1,2,19, 27

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒	1,2,19, 27
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒	1,2,11, 27
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒	1,2,11, 27
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒	1,2,11, 28
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☐	☒	1,2,11
VIII. HYDROLOGY AND WATER QUALITY:						
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	☒	1,2,19, 21
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	☐	☐	☐	☐	☒	1,2,19, 21
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	☐	☐	☐	☐	☒	1,2,19, 29

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☐	☒	1,2,19, 29
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	☐	☐	☐	☐	☒	1,2,19, 29
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐	☒	1,2,19, 29
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐	☒	1,2,19, 20
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐	☒	1,2,19, 20
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	☒	1,2,19, 20
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☒	1,2,19
IX. LAND USE AND PLANNING:						
a) Physically divide an established community?	☐	☐	☐	☐	☒	1,2,11, 13

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☒	1,2,11, 13
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐	☒	1,2,11
X. MINERAL RESOURCES:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒	1,2,11
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	☒	1,2,11
XI. NOISE:						
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	☒	1,2,11, 19
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒	1,2,11, 19
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒	1,2,11, 19
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☐	1,2,11, 19

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒	1,2,11, 18
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒	1,2,11, 18
XII. POPULATION AND HOUSING:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	☒	1,2,11
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒	1,2,11
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒	1,2,11
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?	☐	☐	☐	☐	☒	1,2,11, 13,21 22,23

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XIV. RECREATION:						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	☒	1,2,11, 19
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐	☒	1,2,11, 19
XV. TRANSPORTATION/TRAFFIC: Would the project:						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☐	☒	1,2,11, 30
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐	☒	1,2,11, 30
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☒	1,2,11, 18
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒	1,2,11, 30
e) Result in inadequate emergency access?	☐	☐	☐	☐	☒	1,2,11, 30
f) Result in inadequate parking capacity?	☐	☐	☐	☐	☒	1,2,11, 30

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☐	☒	1,2,11, 24
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	☒	1,2,19, 22
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒	1,2,19, 22
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒	1,2,19, 23
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	☒	1,2,19, 21
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☒	1,2,19, 22
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☒	1,2,11
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	☒	1,2,11

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	☐	☐	☒	☐	☐	1,2,11, 13,18 19,26
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☐	☒	1,2,3,8, 11,15, 16,21, 22,3, 28
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☐	1,2,3,9, 11,18 19,27 28

ENVIRONMENTAL IMPACT ASSESSMENT
SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Other: Special-Status Species Assessment, RCL Ecology, dated 11/19/05
27. Other: Phase I Environmental Site Assessmetn, Geocon, dated April 2005
28. Other: Milpitas Fire Division
29. Other: Storwater Control Plan, dated 11/8/05

30. Other: Trip Generation Technical Memorandum, Fehr & Peers, dated 12/1/05

VENTURE COMMERCE CENTER
ENVIRONMENTAL IMPACT ASSESSMENT (EA2005-11)
INITIAL STUDY

ENVIRONMENTAL CHECKLIST RESPONSES AND ANALYSIS

The following discussion includes explanations of answers to the above questions regarding potential environmental impacts, as indicated on the preceding checklist. Each subsection is annotated with the number corresponding to the checklist form.

EXISTING SETTING:

The project site is located on a 523,591 square foot parcel located at the southeast corner of Cadillac Court and Fairview Way, in the Cadillac/Fairview Planned Unit Development (Cadillac-Fairview Industrial & Residential PUD 31). The site is bound by Cadillac Court on the west, Fairview Way on the north, Penitencia Creek to the east and a manmade drainage lagoon immediately south of the site. Surrounding land uses include light industrial (M1) and R& D uses to the north and west, and condominium residential uses (R2) to the south and southeast. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, sensitive receptors, or sensitive land uses.

PROJECT DESCRIPTION:

Demolition of an existing 124,026 square foot industrial office building and construction of 12 new R&D buildings, totaling 128,712 square feet. In addition, the applicant is requesting approval of a Major Tentative Map to subdivide the new buildings into approximately 69 condominium units for individual ownership purposes, and a new sign program. Site improvements include 5 new trash enclosures, reconfigured parking spaces, landscaping, and protected tree removal, located t 1100 Cadillac Court (APN: 022-38-016), zoned Industrial Park (MP).

Attachment to CALAVERAS COUNTRY ESTATES, EA2005-8, ZC2004-1, MA2004-3,SA2005-16

Discussion of Checklist/Legend

PS: Potentially Significant Impact
LS/M: Less Than Significant with Mitigation Incorporation
LS: Less Than Significant Impact
NI: No Impact

I. AESTHETICS

a, b, c, d) Have a substantial adverse effect on a scenic vista, highway, or create a new source of substantial light? NI

The project site is located at the southeast corner of Cadillac Court and Fairview Way, within an existing industrial park and not in proximity to a state scenic highway or vista. In addition, the project site is currently developed with an industrial building. Demolition of the existing building and construction of 12 new R&D buildings will not create a new source or substantial light or glare.

II. AGRICULTURE

a & b) Convert Prime Farmland to non-agricultural uses? NI

The project site is does not conflict with a Williamson Act, nor is it Prime Farmland.

III. AIR QUALITY

Environmental Impacts

d) Expose sensitive receptors to substantial pollutant concentrations? LS/M

Air quality impacts associated with construction activities are anticipated to consist of airborne dust particles as earthwork commences. This stray dust has the potential for exposing sensitive receptors to substantial pollutants and could be considered significant on a temporary and localized basis. Implementation of the following mitigation measures during construction (listed below) will reduce this air quality impact to *less than significant with mitigation.*

Mitigation Measure III.d-1
Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

Mitigation Measure III.d-2
Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds.

Mitigation Measure III.d-3
Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

Mitigation Measure III.d-4
Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

Mitigation Measure III.d-5
Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.

Mitigation Measure III.d-6
Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure III.d-7
Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

Mitigation Measure III.d-8
Plant vegetation in disturbed areas as quickly as possible.

Mitigation Measure III.d-9
Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).

Mitigation Measure III.d-10
Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.

Mitigation Measure III.d-11
Limit the area subject to excavation, grading and other construction activity at any one time.

IV. BIOLOGICAL RESOURCES

Environmental Impacts

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? LS/M
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. LS

The approximately 12-acre site is located at the southeast corner of Cadillac Court and Fairview Way and developed with an industrial office building. The Penitencia Creek is located to the east and a manmade lagoon is located immediately to the south of the site. According to a Special-Status Species Assesment (RCL Ecology, dated November 19, 2005), the project site is absent of suitable habitat for Special-status wildlife, such as California ground squirrel, Botta's pocket gopher, California tiger salamander, Red-legged frog, and Burrowing owls. However, the white-tailed kite, as well as other raptors, could potentially nest in some of the trees proposed for removal, which would be considered a significant impact. Therefore, any tree proposed for removal shall be removed before the start of the nesting season (February 15), therefore the impact would be reduced to *less than significant with mitigation.*

Existing vegetation on the project site consists of shrubs, groundcovers, and 158 trees, including Crabapple, Blackwood Acacia, White Ash, Crape Myrtle, Weeping Willow, Pittosporum, and Eucalyptus. The project includes the removal of approximately 116 existing trees, 13 of those being identified as ordinance size protected trees (37" circumference or greater) due to the building footprints and driveways. The removal of protected trees on site could be considered significant, however, as a condition of approval for removal of these protected trees, the applicant will be required to replace the trees at a 2:1 ratio with 36" box trees, therefore the impact would be *less than significant.*

Mitigation Measure IV-d-1
Any tree proposed for removal shall be removed prior to the start of nesting season (February 15). If tree removal is proposed for any portion of the nesting season (after February 15), a nest survey shall be conducted by a biologist 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged.

V. CULTURAL RESOURCES

a, b, d) Cause a substantial adverse change in the significance of a historical resource, archaeological resource? NI
The project site is currently developed with a research and development building in an existing industrial park. No significant historical resources or archaeological resources have been identified on the site.

VI. GEOLOGY AND SOILS

Environmental Impacts

a-iii) Seismic related ground failure, including liquefaction? LS

The project site is located in a developed Industrial Park district at the northwestern portion of the City. According to the General Plan Seismic and Geotechnical Evaluation Map (Figure 5-2), the project site is not located within the Alquist-Priolo Special Study Zone, however, according to a Geotechnical Engineering Investigation (Geocon, dated April 2005), the project site is on potentially liquefiable soils. However, the based on the results of the Geotechnical Investigation, the project site is suitable for the proposed development with proper engineering practices. The City's building permit process requires a site-specific soils report and compliance with seismic safety construction standards as part of the city's building permit review and construction inspection process. Therefore the impacts anticipated regarding seismic ground shaking, expansive soils, or liquefaction are *less than significant.*

VII. HAZARDS AND HAZARDOUS MATERIALS

Environmental Impacts

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? LS

The project site is currently developed with an industrial research and development building within an industrial park. While the building was primarily used for R&D offices, typical processes used in industrial areas include the use of hazardous materials. According to a Phase I Environmental Site Assessment (Geocon, April 2005), no recognized environmental conditions occur on the project site, such as soil or groundwater contamination. However, construction activities proposed by the project may involve use and transport of hazardous materials, including building demolition debris containing lead and asbestos. Removal, relocation, and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risk to workers, the public, and environment, therefore the impact would be considered

significant unless mitigated. As part of the permitting process for all demolition activities, contractors are required by State law to obtain approval from the Bay Area Air Quality Management District to remove asbestos and approval from the Department of Toxic Substances for removal of lead based paint, therefore, the impact would be considered *less than significant.*

XI. NOISE

Environmental Impacts

a) Substantial temporary or periodic increase in ambient noise level in the project vicinity above levels existing without the project? LS/M

The project site is developed with a research and development building in an existing industrial park (MP) district. Surrounding uses include condominium residential (R2) to the south/southwest. The proposal includes demolition of the existing R&D building and construction of twelve (12) new R&D industrial buildings. Project construction noise may create temporary adverse impacts to surrounding residential land sues, therefore, the following mitigation measure is recommended during all construction activities to reduce the impact to *less than significant with mitigation.*

Mitigation Measure XI-a-1
Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? NS/M

b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? NI

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? LS/M.

CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. EA2005-11

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT VENTURE COMMERCE CENTER, WHEN IMPLEMENTED WITH THE REQUIRED MITIGATIONS, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Project Title: Venture Commerce Center

Project Description: Demolition of an existing 124,026 square foot industrial office building and construction of 12 new R&D buildings, totaling 128,712 square feet. In addition, the applicant is requesting approval of a Major Tentative Map to subdivide the new buildings into approximately 69 condominium units for individual ownership purposes, and a new sign program. Site improvements include 5 new trash enclosures, reconfigured parking spaces, landscaping, and protected tree removal, located at 1100 Cadillac Court (APN: 022-38-016), zoned Industrial Park (MP).

Project Location: 1100 Cadillac Court, Milpitas, CA 95035 .

Project Proponent: DES Architects, 399 Bradford Street, Redwood City, CA 94063

The City of Milpitas has reviewed the Environmental Impact Assessment for the above project based on the information contained in the Environmental Information Form (E.I.F.) and the Initial Study and finds that the project will have no significant impact upon the environment with the implementation of the following mitigation measures, as recommended in the EIA.

Required Mitigation Measures:

Mitigation Measure III.d-1
Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

Mitigation Measure III.d-2
Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds.

Mitigation Measure III.d-3
Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

Mitigation Measure III.d-4
Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

Mitigation Measure III.d-5
Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.

Mitigation Measure III.d-6
Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure III.d-7
Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

Mitigation Measure III.d-8
Plant vegetation in disturbed areas as quickly as possible.

Mitigation Measure III.d-9
Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).

Mitigation Measure III.d-10
Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.

Mitigation Measure III.d-11
Limit the area subject to excavation, grading and other construction activity at any one time.

Mitigation Measure IV-d-1
Any tree proposed for removal shall be removed prior to the start of nesting season (February 15). If tree removal is proposed for any portion of the nesting season (after February 15), a nest survey shall be conducted by a biologist 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged.

Mitigation Measure XI-a-1

Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance

Copies of the Environmental Information Form and Initial Study/Mitigated Negative Declaration may be obtained at the Milpitas Planning Department, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

By: Kim Duncan
Project Planner

Forward to the County Clerk on this 2nd day of February, 2006

By Kim Duncan

MITIGATION MONITORING PROGRAM

VENTURE COMMERCE CENTER AT 1100 CADILLAC COURT
ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2005-11
(MAJOR TENTATIVE MAP NO. MA2005-9, 'S' ZONE NO, SZ2005-9)

Mitigation Measure	Implementation, Responsibility & timing	Monitoring Responsibility	Shown on Plans	Verified Implement.	Remarks
Mitigation Measure III.d-1 *Watering all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Fire and Building Divisions	initials date	initials date	
Mitigation Measure III.d-2 *Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Fire and Building Divisions	initials date	initials date	
Mitigation Measure III.d-3 *Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Fire and Building Divisions	initials date	initials date	
Mitigation Measure III.d-4 *Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Fire and Building Divisions	initials date	initials date	

Mitigation Measure III.d-5 *Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Fire and Building Divisions	initials date	initials date	
Mitigation Measure III.d-6 *Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Fire and Building Divisions			
Mitigation Measure III.d-7 *Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Fire and Building Divisions	initials date	initials date	
Mitigation Measure III.d-8 *Plant vegetation in disturbed areas as quickly as possible.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Building Divisions	initials date	initials date	
Mitigation Measure III.d-9 *Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Building Divisions	initials date	initials date	
Mitigation Measure III.d-10 *Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Building Division	initials date	initials date	
Mitigation Measure III.d-11 *Limit the area subject to excavation, grading and other construction activity at any one time.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Building Division	initials date	initials date	

Mitigation Measure IV-d-1 *Any tree proposed for removal shall be removed prior to the start of nesting season (February 15). If tree removal is proposed for any portion of the nesting season (after February 15), a nest survey shall be conducted by a biologist 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged.*	*Responsibility:* Applicant *Timing:* Prior to tree removal.	*Responsibility:* Building and Planning Divisions	initials date	initials date	
Mitigation Measure XI-a-1 *Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.*	*Responsibility:* Applicant *Timing:* During all construction activities	*Responsibility:* Building and Fire Division	initials date	initials date	

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

1100 CADILLAC COURT
MILPITAS, CALIFORNIA

PREPARED FOR

VENTURE CORPORATION
600 MILLER AVENUE
MILL VALLEY, CALIFORNIA

PREPARED BY

GEOCON CONSULTANTS, INC.
2356 RESEARCH DRIVE
LIVERMORE, CALIFORNIA 94550

Geocon Project No. E8262-06-01

APRIL 2005

GEOCON
CONSULTANTS, INC
GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

GEOCON
CONSULTANTS, INC.
ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS

Project No. E8262-06-01
April 26, 2005

VIA EMAIL AND GOLDEN STATE OVERNIGHT

Mr. Brad LaRue
Venture Corporation
600 Miller Avenue
Mill Valley, California 94941

Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT
1100 CADILLAC COURT
MILPITAS, CALIFORNIA

Dear Mr. LaRue:

Geocon has conducted a Phase I Environmental Site Assessment (ESA) of the property located at 1100 Cadillac Court in Milpitas, California (the Site).

The accompanying report presents the details of the ESA and summarizes the findings relative to the existing potential presence of hazardous materials/wastes and hazardous conditions at the Site at levels likely to warrant mitigation pursuant to current regulatory guidelines.

Please contact the undersigned if you have any questions regarding the contents of this report.

Sincerely,
GEOCON CONSULTANTS, INC.

Matt Hanko, REA
Senior Project Scientist

Richard Day, PG, CEG, CHG
Regional Manager

MWH:RWD:rjk

(3) Addressee

TABLE OF CONTENTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT Page

FIGURES:

APPENDICES:

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of the property located at 1100 Cadillac Court in Milpitas, California (the Site). The Site is an approximate 12-acre lot developed with a 125,280-square-foot single-story concrete tilt-up building, zoned industrial park, and is owned by 1100 Cadillac Court LLC. The approximate site location is depicted on the Vicinity Map, Figure 1. Geocon prepared this report at the request of Mr. Brad LaRue of Venture Corporation (the Client).

1.1 Purpose

The purpose of the ESA was to identify potential "recognized environmental conditions" as defined by the American Society for Testing and Materials (ASTM) Designation E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* Section 1.1.1 of the ASTM Standard E 1527-00 defines the term "recognized environmental conditions" as *"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property."* The term as further defined by ASTM *"is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment."* "Historical recognized environmental conditions" are defined as an *"environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently."*

The main components of this report, as specified by the ASTM Standards, include the following:

- **Physical Setting:** Physical setting references were reviewed to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- **Records Review:** The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions at or potentially affecting the Site. Geocon reviewed publicly available federal, state, and local regulatory agency records for the Site.
- **Site History:** The purpose of consulting historical references is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site. Historical sources reviewed included aerial photographs, Sanborn Maps, city directories and topographic maps. In addition, Geocon conducted interviews with persons who were reasonably expected to be knowledgeable about historical and/or current conditions at and uses of the Site.
- **Site Reconnaissance:** The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Site. The site reconnaissance was for the Site only. Offsite properties and features were viewed solely from the vantage of the Site.

1.2 Scope of Services

Geocon's Proposal No. LE-05-028, dated April 15, 2005, included herein as Appendix A, presents the scope of services proposed for the ESA. The scope of services outlined in the Proposal was performed in general accordance with ASTM Designation E1527-00.

1.3 Report Limitations

This Phase I ESA report has been prepared exclusively for the Client, Venture Corporation. If the report is to be used by other parties for informational purposes only, then the party agrees to abide by the "Terms and Conditions" of the Proposal dated April 15, 2005. The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Therefore, the information contained herein is only valid as of the date of the report, and will require an update to reflect recent records/site visits.

The Client should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions presented in this report are predicated on the site reconnaissance, a review of the specified regulatory records, and a review of the historical usage of the Site, as presented in this report. The Client should also understand that asbestos, lead-based paint, lead in drinking water, radon and methane gas, and mold surveys were not included in the scope of services for this report.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guaranty or warranty of the results of the ESA is implied within the intent of this report or any subsequent reports, correspondence or consultation, either express or implied. Geocon strived to conduct the services summarized herein in accordance with the local standard of care in the geographic region at the time the services were rendered.

2.0 PHYSICAL SETTING

The Site location, existing conditions, topographical features, soil conditions, and regional groundwater occurrence are detailed below.

2.1 Site Location

The Site is located at 1100 Cadillac Court in Milpitas, California. The site is located in the northern portion of Milpitas in an area zoned as Industrial Park. The approximate location of the Site is depicted on the Vicinity Map, Figure 1.

2.2 Existing Conditions

The Site consists of a 125,280-square-foot single-story concrete tilt-up structure on an approximate 12-acre lot. The area not covered by the building footprint is either landscaped or is an asphalt-concrete paved parking lot. The building historically has been used for office space. A Site Plan depicting the existing conditions and neighboring properties is included as Figure 2.

2.3 Topographic Features

Based on a review of the United States Geologic Survey (USGS) topographic map dated 1961 and photorevised in 1980 for the Milpitas, California quadrangle, on-site elevation is approximately 10 feet above Mean Sea Level (MSL). The nearest water body is a man-made water feature (pond) contiguous to the south and east property boundary that is an extension of Lower Penitencia Creek. Lower Penitencia Creek flows north and is located approximately 600 feet east of the Site. Approximately 800 feet northeast of the Site is the confluence of Lower Penitencia Creek and the west-flowing Berryesa Creek. Approximately one-half mile west of the Site is the City of Milpitas sewage disposal ponds flanked on the east side by the north-flowing Coyote Creek. Approximately 1.5 miles north of the Site, the Berryesa and Lower Penitencia discharge into Coyote Creek that shifts flow from the north to the west and discharges into the San Francisco Bay. The San Francisco Bay is located approximately 2.5 miles to the west-northwest of the Site. Topographic features as depicted on the map are generally representative of observed conditions during Geocon's site reconnaissance, the area is generally flat with a slight regional slope to the west.

2.4 Soil Conditions

Information concerning the soil conditions at the Site was obtained from Geocon's *Preliminary Geotechnical Recommendations* letter report prepared for the Site and dated April 26, 2005.

"Based on our supplemental field exploration and review of available data, the site is generally underlain by compacted engineered fill to depths ranging from approximately 1½ to 5 feet below the existing ground surface. Fill materials generally consisted of medium stiff to stiff silts and stiff clays.

Below the surficial fill, the site is underlain by interbedded strata of medium stiff to very stiff clays and silts and medium dense to dense sands to approximately 50 feet, the maximum depth explored during this investigation."

2.5 Regional Groundwater Occurrence

Geocon's April 2005 Geotechnical report and environmental reports prepared by other consultants for properties in the vicinity of the Site were reviewed for information pertaining to groundwater quality and occurrence. Based on Geocon's April 2005 Geotechnical report:

"Piezometric groundwater was estimated at approximately 25 feet below the ground surface based on CPT pore pressure dissipations tests. Borings performed during the Terratech investigation encountered groundwater at depths ranging from approximately 2½ to 8½ feet. In addition, based on available published data, "historical high ground water" on the order of 3 to 5 feet below the ground surface could be expected for the site vicinity."

According to the site closure summary, dated October 13, 1995, for the Pepsi Cola West property located at 1800 Milmont Drive in Milpitas (approximately 0.7 mile north-northeast of the Site), first encountered groundwater is approximately four feet bgs with groundwater flow to the west to southwest, towards San Francisco Bay. No site-specific flow direction was available; however, based on the flow direction of the surface water features (Lower Penitencia Creek and Coyote Creek) to the east and west of the Site, site-specific groundwater flow direction would likely be to the north to northwest.

3.0 REGULATORY AGENCY RECORDS

3.1 Database Review

Environmental Data Resources, Inc. (EDR), a data search firm, performed a search of federal, state, and local databases for the Site and surrounding area. A reproduction of the report entitled *The EDR Radius Map Report, 1100 Cadillac Court, California*; dated April 15, 2005 is presented as Appendix C. The following table lists databases that were searched and the number of listings.

Database Name	Search Radius (Mile)	Number of Listings
FEDERAL DATABASES		
NPL (National Priority List)	1	0
Proposed NPL	1	0
CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System)	½	0
CERC-NFRAP	¼	0
CORRACTS (RCRA Corrective Action Sites List)	1	0
RCRIS-TSD (RCRA Permitted Treatment, Storage, Disposal Facilities)	½	0
RCRIS-LQG (RCRA Large Quantity Generators of Hazardous Waste)	¼	0
RCRIS-SQG (RCRA Small Quantity Generators of Hazardous Waste)	¼	3
ERNS (Emergency Response Notification System)	TP	0
STATE DATABASES		
AWP (DTSC's Annual Workplan)	1	0
Cal-Sites (Potential/Confirmed Hazardous Substance Release Properties)	1	0
CHMIRS (California Hazardous Material Incident Report System)	TP	0
Cortese (Hazardous Waste and Substances Sites List)	½	1
Notify 65 (Proposition 65)	1	1
Toxic Pits	1	0
SWF/LF (Solid Waste Facilities/Landfill Sites)	½	0
WMUDS/SWAT (Waste Management Unit Database)	½	0
LUST (Leaking Underground Storage Tanks)	½	2
CA Bond Expenditure Plan	1	0
UST (Underground Storage Tanks)	¼	0
VCP (Voluntary Cleanup Program Properties)	½	0
Indian UST (Underground Storage Tanks)	¼	0
Indian LUST (Leaking Underground Storage Tanks)	½	0
CA FID UST (Facility Inventory Database)	¼	1
HIST UST (Historical Underground Storage Tank)	¼	0

FEDERAL SUPPLEMENTAL DATABASES		
CONSENT (Superfund Consent Decrees)	1	0
ROD (Records of Decision)	1	0
Delisted NPL (NPL Deletions)	1	0
FINDS (Facility Index System)	TP	0
HMIRS (Hazardous Materials Information Reporting System)	TP	0
MLTS (Material Licensing Tracking System)	TP	0
MINES (Mines Master Index File)	¼	0
NPL Liens (Federal superfund Liens)	TP	0
PADS (PCB Activity Database)	TP	0
UMTRA (Uranium Mill Tailings Sites)	½	0
ODI (Open Dump Inventory)	½	0
FUDS (Formerly Used Defense Sites)	1	0
DOD (Department of Defense)	1	0
INDIAN RESERV (Indian Reservations)	1	0
RAATS (RCRA Administrative Action Tracking System)	TP	0
TRIS (Toxic Chemical Release Inventory System)	TP	0
TSCA (Toxic Substances Control Act)	TP	0
SSTS (Section 7 Tracking Systems)	TP	0
FTTS INSP (FIFRA/TSCA Tracking System- FIFRA(Federal Insecticide, Fungicide, & Rodenticide Act)/TCSA (Toxic Substances Control Act)	TP	0
STATE OR LOCAL SUPPLEMENTAL DATABASES		
AST (Aboveground Petroleum Storage Tank Facilities)	TP	0
Drycleaners	¼	0
WDS (California Water Resources Board- Waste Discharge System)	TP	0
DEED (List of Deed Restrictions)	TP	0
SCH (School Property Evaluation Program)	¼	0
REF	¼	0
WIP	¼	0
EMI (Emissions Inventory Data)	TP	0
NFA (No Further Action Determination)	¼	0
NFE (Properties Needing Further Evaluation)	¼	0
CA SLIC (Spills, Leaks, Investigation and Cleanup Cost Recovery)	½	1
HAZNET (Hazardous Waste Information System)	TP	0
San Jose Hazmat	TP	0
EDR PROPRIETARY DATABASES		
Coal Gas (Former Manufactured Gas Sites)	1	0
BROWNFIELDS DATABASES		
US BROWNFIELDS (A Listing of Brownfield Sites)	½	0
US INST CONTROL	½	0
VCP (Voluntary Cleanup Program Properties)	½	0

3.1.1 Site

The Site was not listed on any of the databases.

3.1.2 Vicinity Properties

Based on the database search summarized in Section 3.1, the following discussion provides additional information regarding the listed properties reportedly located less than 1/4 mile from the Site, the status of their listings, and their potential, if any, to impact the Site.

RCRIS-LQG/SQG – This database identifies large quantity or small quantity generators of hazardous wastes. The following three RCRIS SQG were identified and located within 1/8 mile of the Site:

- THAT Corporation; 495 Fairview Way (approximately 200 feet north of the Site)
- Contact Office Group, Inc.; 931 Cadillac Court (approximately 600 feet south-southwest of the Site)
- Computer Products – BPSchert; 1331 California Circle (currently occupied by Athesyn Technology and approximately 600 feet north-northwest of the Site)

No significant adverse impact to the Site is expected from the identified properties based on the storage of small quantities of hazardous wastes and their location relative to the Site.

CA FID UST - The Facility Inventory Database contains a historical listing of active and inactive UST locations. One facility within 1/8 mile of the Site was listed as Sun Microsystems, located at 1355 California Circle approximately 900 feet north-northwest of the Site. No significant adverse impact to the Site is expected from this facility.

3.1.3 Orphan Summary

The *Orphan Summary* section of the EDR Report lists properties that have incomplete address information and could not be specifically plotted. A total of twenty-three properties were listed in the *Orphan Summary*. Based on the proximity of these properties with relation to the Site, the database listed, and specific case status no adverse impact is anticipated from the properties listed on the *Orphan Summary*.

4.0 SITE HISTORY

Sanborn maps were not available for this Site, thus the only aspect of the historical record searched was via aerial photographs and the 1961 (1980 photorevised) Milpitas Quadrangle map discussed in Section 2.3.

4.1 Aerial Photograph Review

Aerial photographs available for the years 1951, 1954, 1959, 1966, 1971, 1976, 1981, 1984, 1986, 1990, 1996, and 2002 were reviewed. Aerial photos were provided by Pacific Aerial Survey in Oakland, California via digital images. The review was performed to obtain information concerning the history of development on and in the vicinity of the Site. The 1951, 1971, 1976, 1981, 1984, 1986, 1990, 1996, and 2002 photographs were at a 1:12,000 scale, the 1954 and 1959 photograph had a 1:9,600 scale, and the 1966 photograph had a scale of 1:36,000. The following observations were noted as a result of the aerial photograph review.

May 18, 1951

The resolution of the photograph was poor; however, the Site and surrounding area appeared to be utilized for agricultural purposes. Penitencia Creek appears to be channeled as was observed at the time of the site reconnaissance. The contiguous surface water feature observed at the south and east property boundaries of the Site appears to be the original natural route of Penitencia Creek and also appears to be drained.

February 28, 1954

No significant changes were noted at the Site since 1951. The highway that is known as State Route 880 (at the time of this investigation) was observed a few hundred feet west of the Site.

July 3, 1959

The Site and surrounding area are obviously used for agricultural row crops or dryland farming based on the field sectioning and plow patterns. With the exception of the obvious agricultural uses of the Site and surrounding area, there are no significant changes observed since 1954.

April 25, 1966

No significant changes have occurred to the Site since 1959. Residential development was observed several hundred feet south of the Site, and the municipal sewage treatment plant (not developed to the size observed at the time of the Site reconnaissance) was observed.

May 19, 1971

No significant changes from the 1966 photograph were observed

October 4, 1976

The Site and surrounding area appear to be fallow fields. The land area (in the vicinity of California Circle) north of the Site appears to be undergoing some sort of land grading. No other significant changes were observed since those that were observed in 1971.

June 22, 1981

The Site and land area that currently front Cadillac Court, Fairview Way, and California Circle are developed as a golf course. This observation is consistent with the Site depiction on the Milpitas Quadrangle map that was photorevised in 1980. The surface water feature that was observed contiguous to the south and east border of the Site was observed and the multi-family residential development observed south of the water feature at the time of the reconnaissance was also observed in the 1981 photograph.

July 1, 1984

The golf course observed in 1981 was no longer present. California Circle, Fairview Way, and Cadillac Court have been developed. The Site appeared to be a vacant lot. Many of the structures observed in the vicinity of the property adjacent to Cadillac Court, Fairview Way, and California Circle at the time of the reconnaissance are depicted in the 1984 aerial photograph at various stages of construction.

October 3, 1986

The Site is a vacant lot. No significant changes to the Site or surrounding area since 1984, outside of the continued commercial development along California Circle, Fairview Way, and Cadillac Court.

August 30, 1990

The Site appears as it did at the time of the site reconnaissance. The surrounding area continues to develop with commercial structures and residential dwellings that were observed at the time of the reconnaissance.

October 16, 1996 and July 10, 2002

The Site and surrounding area appear as they did at the time of the site reconnaissance.

5.0 SITE RECONNAISSANCE

On April 19, 2005, Paul Melnyk of the Grub & Ellis Company (property managers) escorted Matt Hanko of Geocon on a reconnaissance of the Site. Also at that time Geocon performed observations of adjacent properties. A Site Plan depicting the Site and neighboring properties is included as Figure 2. Photographs taken during the site reconnaissance are presented in Appendix B. Observations noted during the site reconnaissance are summarized below.

5.1 On-Site Observations

The Site is developed with one 125,280-square-foot concrete tilt-up structure. At the time of the reconnaissance the building was vacant. The interior of the building consisted of typical office arrangements including; lobbies, bathrooms, dining areas, office space, and conference rooms. In addition, the building consisted of several areas dedicated as server rooms to operate computer network systems. One of the server rooms had an elevated floor that created a crawl space and a chase for electrical wiring. This room also contained a Halon fire suppression system.

The exterior of the building consisted of landscaping and an asphaltic concrete paved parking lot. A pad-mounted liquid-cooled electrical transformer was observed adjacent to the east exterior wall of the building. Based on the age of the installation of the transformer, no polychlorinated biphenyls are suspected. No liquid leak or staining was observed on the concrete pad or soil area beneath and adjacent to the transformer. A fenced enclosure (nothing observed inside) was observed adjacent to the transformer and appeared to have been used as the staging area for the Site's refuse disposal container. The transformer and fenced enclosure are depicted in Photo No. 3 of Appendix B. Damaged asphalt was observed in the driveway area near the southeast corner of the building, depicted in Photo No. 4 of Appendix B. The area of the damaged asphalt is an irregular rectangular shape approximately 5 x 15 feet. The asphalt appears to have been burned.

5.2 Off-Site Observations

Observed and reported current uses of properties adjacent to the Site and surrounding area are described below:

Direction	Adjacent Properties	Surrounding Area
North	Three commercial structures utilized by the high-tech industry for research and office space. One of the structures (495 Fairview Way) is occupied by THAT Corporation and was identified as a RCRA small quantity hazardous material generator.	Commercial properties utilized for high-tech research and office space.
West	Four commercial structures located on the west side of Cadillac Court utilized by various occupants for office space and warehouse distribution of household furnishings.	To the west of the commercial structures is State Route 880 and further west of that are fallow undeveloped fields and the City of Milpitas waste water disposal ponds.
South	Multi-family residential dwellings flanked by a pond on the north side.	Trailer park and commercial structure used for office space and warehouse distribution of office furniture.
East	Properties consist of commercial structure located at 380 Fairview Way utilized for office and warehousing and a complex of multi-family residential dwellings flanked by a pond on the west side.	Penitencia and Berryessa Creeks and single-family residential dwellings.

6.0 INTERVIEWS

6.1 Interview with Property Management Personnel

Mr. Menlyk provided information regarding the building occupants; however, the information was based on various property manager's recollections and not on lease or ownership records. Mr. Menlyk reported that the building was constructed some time in the late 1980s specifically for Sun Microsystems to fulfill a Department of Defense contract. The exact operations of Sun Microsystems were classified but consisted primarily of software development and design work in an office setting. Procket Networks was the second and last occupant of the building during 2000 and 2001. Procket Networks utilized the building to house a network server and equipment for office space.

7.0 SUMMARY OF FINDINGS

The following is a summary of the ESA findings for the Site located at 1100 Cadillac Court in Milpitas, California.

Based on historical research dating back to 1951, the Site was utilized for agriculture as row crops or dryland farming up to circa 1976 when the Site and surrounding area were developed as a golf course. The golf course was graded to make way for commercial development, circa 1980, in the vicinity of the Site. The Site remained undeveloped up to circa 1987 when the building present at the time of the site reconnaissance was constructed.

The Site is a developed 12-acre lot with a 125,280-square-foot building located in an area zoned as Industrial Park. The Site building historically has been used as office space. No recognized environmental conditions were discovered at the Site. An area of damaged asphalt in the driveway area near the southeast corner of the Site building was observed.

The contiguous properties consist of multi-family residential dwellings and commercial building utilized for office space, high-tech research, and warehouse distribution of retail products.

Based on a review of the USGS topographic map dated 1961 and photorevised in 1980 for the Milpitas, California quadrangle, on-site elevation is approximately 10 feet above MSL. The nearest water body is the north flowing Penitencia Creek located approximately 600 feet to the east. Topographic features as depicted on the map are generally representative of observed conditions during Geocon's site reconnaissance, where the site vicinity is generally flat with a slight regional slope to the west. The depth to first encountered groundwater is reported to range from 2½ feet to 8 feet bgs and is assumed to flow north to northwest.

Based on the EDR report and regulatory file review, there are no documented release properties within ¼ mile with the potential to impact the Site. Also based on the EDR report, the Site did not appear on any government agency data base list that would indicate that hazardous materials were stored, handled, or disposed at the Site, and no reports of releases at the Site.

8.0 CONCLUSIONS AND RECOMMENDATIONS

A review of the information sources referenced herein and the results of the April 19, 2005 site reconnaissance did not identify any recognized environmental conditions at the Site. Geocon does not recommend any additional research or subsurface investigations for the Site.

9.0 REFERENCES

American Society for Testing and Materials (ASTM) Designation E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 2000.

Geocon Consultants Inc., *Preliminary Geotechnical Recommendations, 1100 Cadillac Court, Milpitas, California*, December, 2003.

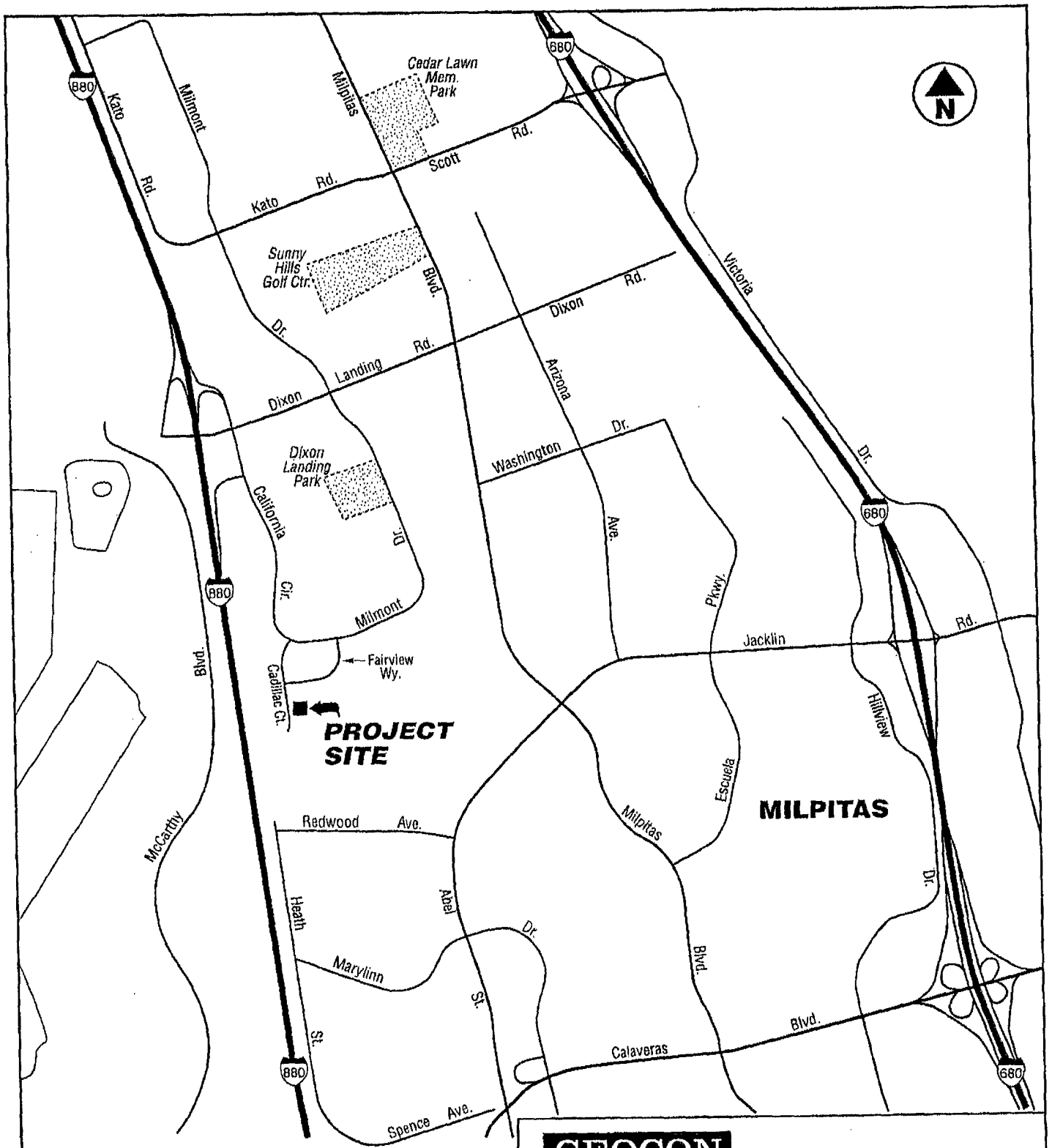
United States Geological Survey, 1961 photorevised 1980, Milpitas, California 7.5 minute topographic map.

City of Milpitas Fire Department

Environmental Data Resources, Inc., *The EDR Radius Map Report, 1100 Cadillac Court, Milpitas, California 95035*, April 15, 2005.

Santa Clara Valley Water District, case file for 1800 Milmont Drive.

Pacific Aerial Surveys, photographs AV 8202-25-62, AV 5200-26-55, AV 3845-23-60, AV 2938-7-11, AV 2485-12-5, AV 2050-12-29, AV 1215-12-30, AV 995-4-64, AV 710-16-40, AV 337-6-86, AV 129-8-2, and AV 63-2-14.



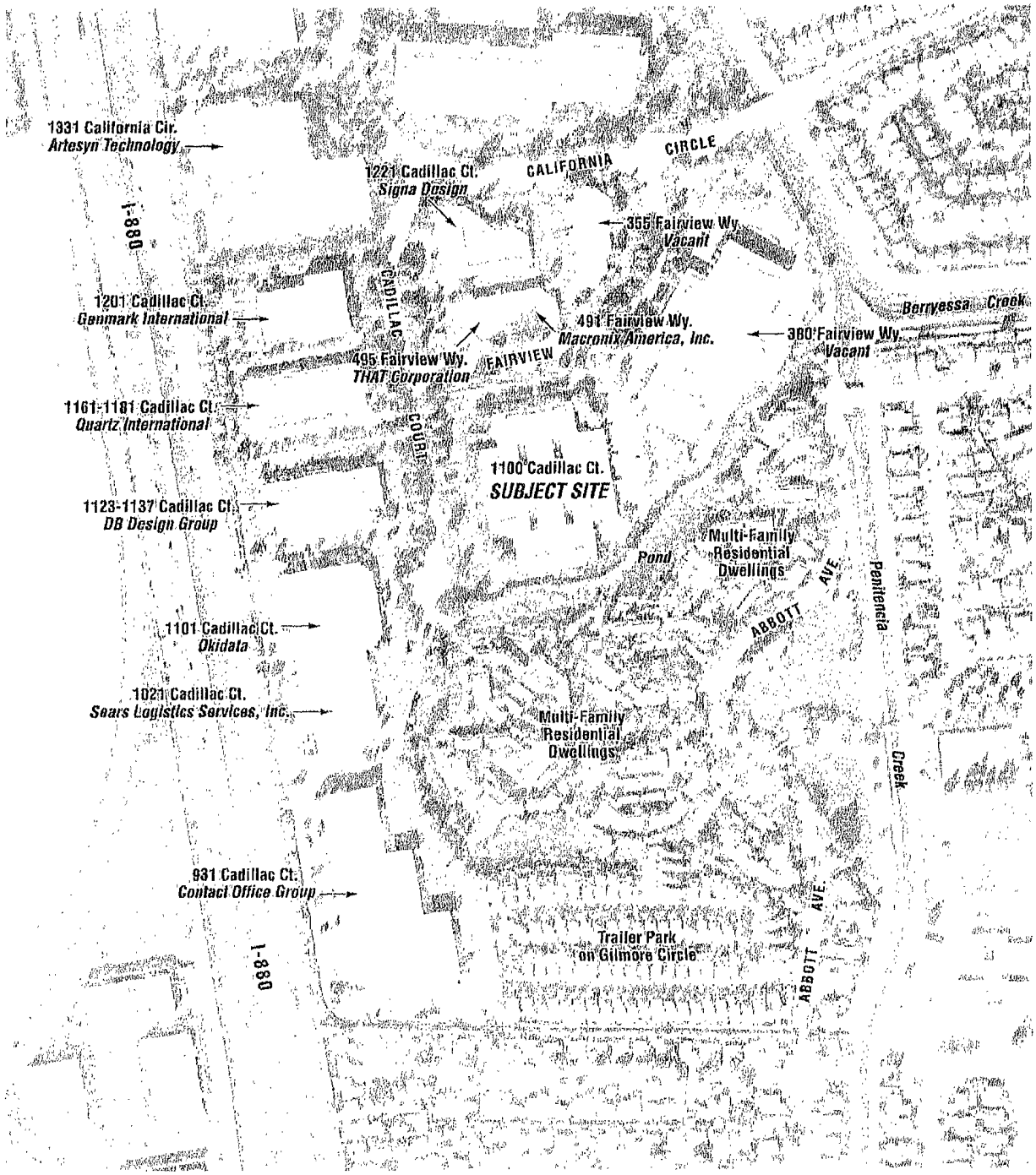
GEOCON
CONSULTANTS, INC.
2356 RESEARCH DRIVE - LIVERMORE, CA. 94550
PHONE 925 371-5900 - FAX 925 371-5915

1100 Cadillac Court

Milpitas,
California

VICINITY MAP

E8262-06-01	April 2005	Figure 1



N

0 400

Approx. Scale in Feet

GEOCON
CONSULTANTS, INC.
2356 RESEARCH DRIVE – LIVERMORE, CA. 94550
PHONE 925 371-5900 – FAX 925 371-5915

1100 Cadillac Court

Milpitas, California

Site Plan and Neighboring Properties

E8262-06-01	April 2005	Figure 2

APPENDIX A

GEOCON
CONSULTANTS, INC.
ENVIRONMENTAL ■ GEOTECHNICAL ■ MATERIALS

Proposal No. LE-05-028
April 18, 2005

Mr. Brad LaRue
VENTURE CORPORATION
600 Miller Avenue
Mill Valley, California 94941

Subject: REVISED PROPOSAL FOR GEOTECHNICAL AND ENVIRONMENTAL SERVICES
1100 CADILLAC COURT
MILPITAS, CALIFORNIA

Dear Mr. LaRue:

In accordance with your request, Geocon is pleased to submit this proposal to perform a Geotechnical and Environmental services for the commercial development referenced above. Based on our understanding, the project consists of redeveloping the approximately 8¼-acre site for a new commercial complex. Additional project information is provided below.

PROJECT UNDERSTANDING

Based on our conversation, we understand the project Environmental Site Assessment (ESA) needs to be completed in approximately 2 weeks. In addition, preliminary subsurface information and potential geotechnical concerns also are desired at this time. To expedite your project schedule, obtain the necessary subsurface information, and potentially eliminating unnecessary costs to you, we recommend performing the geotechnical investigation in two phases, a preliminary investigation and a supplemental final investigation. The preliminary investigation will provide the necessary information for your project forward planning purposes. The final investigation will confirm our preliminary recommendations and provide design level geotechnical recommendations to be used in design.

PROJECT INFORMATION

For our use, we have received an email copy of the Preliminary Site Plan dated March 25, 2005. We understand the project still is in the early planning stages. However, we have assumed that the project will be similar to other Venture Corporation commerce centers located in the Bay Area. Based on our experience with other Venture sites and the preliminary site plan, the project consists of a new commercial "condo-type" complex. Prior to site development, the existing structure will be demolished. The new complex will consist of approximately 12 individual buildings totaling approximately 118,000 square feet. Buildings will range in size from approximately 3,000 to 20,000 square feet each. New buildings will likely be concrete tilt-up construction supported on shallow foundation systems with concrete slab-on-grade floors, unless geotechnical conditions require alternate foundation systems. At grade parking areas will be located around new buildings and will likely consist of flexible pavement sections comprised of asphalt concrete (AC) overlying aggregate base (AB) material.

Structural loads and grading information is not available for our review at the time of this proposal. However, we assume structural loads will be typical for this type of structure and development. Cuts and fills on the order of 2 to 3 feet are anticipated for the site. New underground utilities also are planned as part of the development.

The purpose of this geotechnical engineering investigation will be to provide design-level, geotechnical information for the proposed development as currently proposed. The investigation will include a field exploration program, geotechnical laboratory testing, and engineering analysis.

SCOPE OF GEOTECHNCIAL SERVICES – PRELIMINARY INVESTIGATION

Pre-Field Activities

- Perform a limited geologic literature review to aid in determining the geologic conditions present at the site.
- Review a geotechnical report prepared by Terratech Inc. dated July 1987 for pertinent geotechnical data.
- Review preliminary site layout plans to determine exploratory boring locations.
- Perform a site reconnaissance to review project limits, determine drill rig access and mark exploratory boring locations for subsequent utility clearance.
- Retain the services of a California C-57 Licensed-drilling subcontractor to perform exploratory borings.
- Obtain a private utility locator service to mark existing underground utilities.

Field Exploration

- Perform four cone penetration test (CPT) soundings with conventional truck-mounted CPT equipment. CPTs will be advanced to depths ranging from approximately 40 to 50 feet below the existing ground surface (bgs).
- Upon completion, CPTs will be backfilled in accordance with Santa Clara Valley Water District requirements.

Preliminary Recommendations

- We will discuss our preliminary findings and potential geotechnical concerns and design considerations with you.

SCOPE OF GEOTECHNCIAL SERVICES – FINAL INVESTIGATION

Pre-Field Activities

- Retain the services of a California C-57 Licensed drilling subcontractor to perform exploratory borings.
- Obtain a private utility locator service to mark existing underground utilities.

Field Exploration

- Perform two exploratory borings with truck-mounted drill rig equipped using hollow-stem augers. Borings will be advanced to depths ranging from approximately 20 to 40 feet below the existing ground surface (bgs).
- Obtain representative disturbed and undisturbed soil samples from exploratory borings.
- Log borings under the direction of a California Registered Geotechnical and/or Civil Engineer in accordance with the Unified Soil Classification System.
- Upon completion, borings will be backfilled in accordance with Santa Clara Valley Water District requirements.
- Excess soil cuttings will be stored in 55-gallon drums and left on-site in an area designated by you. Costs below do not include drum sampling/testing and disposal. We will be glad to provide you with a cost estimate to test and dispose of drums. It may be more beneficial for you to wait until our Phase I environmental site assessment has been completed to dispose of the drums.

Laboratory Testing Program

To evaluate the index and engineering properties of the site soils, the following laboratory tests are anticipated:

- In-situ Moisture/Density, American Society for Testing and Materials (ASTM) D2937 Test Procedure
- Grain Size Distribution, ASTM D1140 and D422
- Atterberg Limits, ASTM D4318
- Expansion Index, ASTM D4829
- Unconsolidated-Undrained Triaxial Shear, ASTM D2850
- R-Value, CAL 301

Engineering Analysis and Report Preparation

The engineering analysis phase of work will focus on developing site grading recommendations and geotechnical design parameters for foundations, slabs-on-grade and pavement(s). The data obtained from the field investigation and the laboratory testing program will be utilized in the engineering analysis.

Following the completion of the engineering analysis, a summary report will be prepared with our conclusions and recommendations. The report will include (but not be limited to) the following items:

- Site plan showing exploratory boring locations
- Exploratory boring and CPT logs, including depth to groundwater (if encountered)
- Laboratory test results
- A detailed discussion of our findings and recommendations, including:
  - Site preparation, grading recommendations and excavation characteristics
  - Remedial grading recommendations, if necessary

- Foundation design parameters: recommended foundation type, allowable bearing pressure, minimum dimensions
- Slab-on-grade design criteria
- Lateral earth pressures for retaining wall design
- California Building Code seismic design criteria
- Flexible pavement section design

SCOPE OF ENVIRONMENTAL SERVICES

Geocon proposes to perform an ESA to estimate the existing potential for impacts to the Site (i.e., levels of hazardous materials/wastes warranting regulatory cleanup action) from the presence of hazardous materials/wastes on, or within, the vicinity of the Site. For the purposes of this ESA, the "vicinity" of the Site is defined as properties located within ¼-mile of the Site.

The guidelines used for the definition of hazardous materials/wastes are presented in the California Code of Regulations, Title 22. The ESA will be performed in general accordance with American Society for Testing and Materials (ASTM) Designation E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The scope of services for the ESA is presented as follows.

- Perform a reconnaissance of the Site to assess for the presence, or make visual observations of indicators of the potential existing presence, of hazardous materials, hazardous wastes, or soil and/or groundwater impacts on the Site. These indicators include, but are not limited to, 55-gallon drums, underground and aboveground storage tanks, chemical containers, waste storage and disposal areas, industrial facilities, discolored surficial soils, electrical transformers that may contain polychlorinated biphenyls (PCBs), and areas conspicuously absent of vegetation. **Client would be responsible for providing Geocon with a site plan clearly depicting the site boundaries and building locations. Client would also be responsible for obtaining permission to enter the Site prior to our visit.** If access is unavailable to any portions of the Site, Geocon's ability to complete the assessment described herein may be hindered. Provisions for a survey of wetlands delineation, asbestos, lead-containing paint, lead in drinking water, radon gas, and methane gas are not provided in this scope of services.

- Perform a visual survey of the adjacent properties from the Site and from public thoroughfares to observe general types of land use surrounding the Site.

- Review the *Standard Environmental Records Sources: Federal and State* referenced in American Society for Testing and Materials (ASTM) Designation E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* to obtain information regarding the potential presence of hazardous materials/wastes on the Site or on properties located within the approximate minimum search distance specified for each source.

- Review reasonably ascertainable regulatory agency files for the Site and/or properties in the vicinity of the Site whose environmental conditions might potentially impact the Site. The sources for these files will include the Santa Clara Valley Water District (SCVWD), the Santa Clara County Environmental Health Department (SCCEHD), the San Jose Fire Department (SJFD), and the Regional Water Quality Control Board (RWQCB).

- Contact local public agencies by telephone or in writing to obtain readily ascertainable information regarding underground storage tank permits, building permits, agriculture-related permits and violations, air emission permits and violations, location and depth of nearest drinking water wells, and electrical transformers. The information would be obtained for the Site and adjacent properties with the exception of building permits, which would be obtained for the Site only. The agencies contacted may include, but will not be limited to, the building department, air pollution control agency, agriculture department, and gas and/or electric utility companies.

- Review and interpret reasonably ascertainable aerial photographs to obtain information concerning the history of the Site and adjacent properties.

- Review EDR Sanborn, Inc. Fire Insurance Maps for the Site (if available). The EDR Sanborn Fire Insurance Maps would be reviewed to obtain information concerning the historical uses of the Site and the potential presence of underground storage tanks on the Site.

- Review pertinent and reasonably ascertainable information sources to evaluate physiographic, geologic, and hydrogeologic conditions in the vicinity of the Site.

- Review documents provided by Client at Client's discretion. Potentially useful documents may include geotechnical, geologic, and environmental reports, Site plans, plot plans, and correspondence with regulatory agencies.

- Review U.S. Geological Survey (USGS) topographic maps to obtain information relative to the topography of the Site and previous development and uses of the Site and properties located in the vicinity of the Site.

- Review recorded land title records for the Site to attempt to identify past or present owners whose name (i.e., XYZ Chemical Corporation) implies that those entities may have used, generated, stored, or disposed of hazardous materials/wastes onsite. **Title information dating back at least 50 years should be obtained from a title company by Client at Client's discretion and expense.**

- Conduct interviews by telephone or in writing with present and past tenants/owners of the Site to evaluate if present or past occupants have used, generated, stored, or disposed of hazardous materials/wastes onsite. **The names and telephone numbers of the contacts for the above interviews are to be provided by Client.**

- Prepare a report summarizing the findings of the ESA. The report will qualitatively describe the potential for environmental impairment of the Site. If necessary, the report will also provide recommendations for additional environmental services.

OPTIONAL GEOTECHNICAL SERVICE

Soil Corrosion Evaluation – Final Investigation

We can perform a soil corrosion evaluation for the site to evaluate the impact on underground utility lines. We will submit five soil samples collected from our borings at depths of 2 to 10 feet to an analytical laboratory for pH, resistivity, chloride, and sulfate testing. Test results will be used to estimate the relative corrosion potential of the in-place soil. Laboratory test results will be included in our geotechnical report.

PROPOSED FEES

As you know, to meet your project requirements and schedule, we have started coordinating our geotechnical field exploration based on your verbal authorization.

We propose to perform the above services for the following lump-sum fees:

Preliminary Geotechnical Engineering Investigation – [redacted]
Final Geotechnical Engineering Investigation – [redacted]
Environmental Site Assessment – [redacted]
Optional Soil Corrosion Evaluation – [redacted]

Please initial the requested services as indicated in the attached *Terms for Geotechnical Engineering Services.*

This fee is based on our *2004 Schedule of Fees for Geotechnical & Materials Testing Services* and current subcontractor rates. The ESA fee is based upon the anticipation that it will be necessary to perform 15 or less SCVWD/SCCEHD/MFD/RWQCB file reviews for the ESA. Should the review of a greater number of files be deemed necessary during the research phase of the ESA, the Client would be contacted and apprised of the additional fees. A copy of our fee schedule and general terms and conditions is included for reference. If unforeseen conditions are encountered, or if we experience delays or circumstances beyond our control, we will notify you immediately to discuss modifications to the scope of services and/or project fees.

EXECUTION OF CONTRACT

Please carefully review contents of this proposal and the enclosed *Terms for Geotechnical Engineering Services* (Terms). If they meet your approval, execute both copies of the Terms and return both copies to our office. We will then endorse the documents and return one fully executed copy to you.

ASSUMPTIONS AND LIMITATIONS

We assume the following:

- The Client will coordinate site access/permission to enter.
- The site is accessible to a rubber-tire, truck mounted drill rig
- Site plans provided for our use will show the locations of all underground utility lines and structures. We will not be responsible for damage to any such lines or structures that are not shown accurately on the plans provided to us or properly marked by USA subscriber companies.

Some disturbance to the ground surface and vegetation will occur as a result of accessing the desired locations of subsurface exploration. Although we will be careful to limit the extent of such occurrences, they cannot be avoided and this proposal does not include any costs to re-grade, re-vegetate, landscape or otherwise repair disturbed areas. The scope of services detailed in this proposal does not include the evaluation or identification of corrosive materials or environmental contamination.

We look forward to working with you again on this important project. Should you have any questions regarding this proposal, or if we may be of further service, please contact either of the undersigned at your convenience.

Sincerely,

GEOCON CONSULTANTS, INC.

Danh T. Tran, PE
Geotechnical Services Manager

RD:DTT:rk

(1) Addressee

Attachments: 2004 Schedule of Fees for Geotechnical and Materials Testing Services
Terms for Geotechnical Engineering Services

LV, Z:\GEC Jobs\260-269\E8262-06-01 VCC Milpitas\E8262-06-01 1100 CadillacCt pro041805.doc

Dixon Landing

March 2006 Newsletter

Demolition and New Development Planned

All homeowners are strongly encouraged to attend a meeting scheduled for Wednesday, March 15th at 6 pm in the clubhouse. The purpose of this meeting is to meet with Venture Corporation, DES Architects and the junior planner from Milpitas City Hall. We will be discussing the demolition of a 123,000 square foot building and construction of 12 new buildings, all two story condominium businesses behind Dixon Landing Condominiums, which runs along the lagoon. Topics to be discussed are noise disturbances, aerosol contaminates, privacy issues, potential flooding, and general impact of such a large project on our daily lives. There is another planning commission meeting scheduled for Wednesday, March 22nd at 7 pm to discuss this topic once again. The planning commission will vote for or against this project on this scheduled date.

Trash Enclosures & Dumping: Increasing Costs for All Owners

The Association, which consists of all 200 owners, recently paid to have a refrigerator and mattress hauled away from the dumpster area near building 3. You also paid to have spilled paint cleaned up from the same dumpster area. There have been several other large items including mattresses, furniture, etc., hauled away from other areas of the complex since the beginning of the year. During the weekend of February 25th, someone left several large trash bags outside the dumpster near the clubhouse. These trash bags were torn apart by raccoons and/or other stray animals and the trash was left for the maintenance person to clean. During the week of March 6th, a sofa was left at the dumpster area near building 21.

If you observe anyone leaving large items at the dumpsters or trash of any kind outside the dumpsters, please report the information to Cornerstone Management right away so the "appropriate billing arrangements" can be made. The date, items left and the unit number will be needed. Please remember that if you do not report it, you are helping to pay for it. This includes renters as well as owners, because increased dues will be reflected in your rent.

CC&R Reminder

Section 10.26. Carpeting: All units shall have **all floor areas padded and carpeted** with the exception of (1) kitchen floors, (2) bathroom floors, (3) an area directly adjacent to the front entry door not to exceed twenty-five (25) square feet.

Section 10.16. Vehicle Restrictions: Vehicle repairs are prohibited within the Properties. Dilapidated or inoperable vehicles may not be stored on the Properties. No unlicensed or unregistered vehicles may be kept on the Properties.

ATTENTION HOMEOWNERS and RENTERS:

Household Dump Days: **Free** 2nd and 4th Saturday of each month, Call BFI 408-432-0444

Household Hazardous Waste Recycling (ex. paint, cleaners, chemicals):

Free Saturday Appointments, Call 408-299-7300

Motor Oil: **Free** drop off at Kragen on Abbott Avenue (near Party City) and on Abel Street

Donate furniture: **Free pickup**, Call: Salvation Army 1-800-958-7825

Donate clothing: **Free pickup**, Call Hope 1-408-748-2874

Drop off donations: Goodwill on Abbott Avenue behind 76 Gas Station

Please keep our community and environment clean and dues from increasing by refraining from dumping above items at our dumpsters. Report violators to Cornerstone Management. A $200.00 fine plus disposal fees will be assessed to those who choose to not abide by the rules and regulations.

CURRENT PROJECTS

Light Fixture Replacement Project: The new light fixtures for the front doors and stairwells are now in the process of being installed. The Board is also researching the possibility of replacing the carport light fixtures.

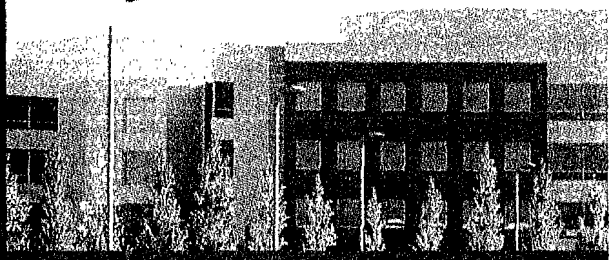
Basketball Courts: The new backboards and hoops have been installed at both basketball courts.

Next Meeting

The next Board of Directors meeting will be held on Monday, March 27, 2006, at 6:00 p.m. If you have an issue that you would like to present to the Board, please submit it in writing at least one week before the monthly meetings so it can be included on the agenda.

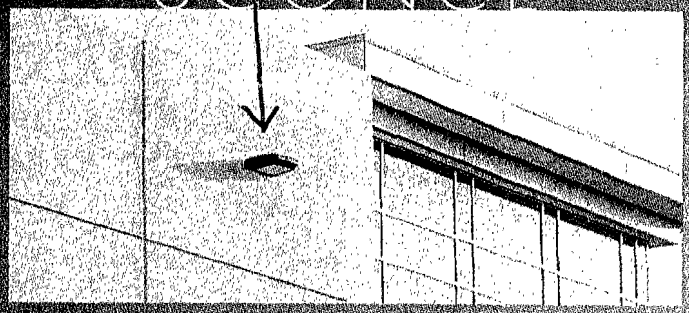
GULLWING

AREA LIGHTING



GARDCO
LIGHTING

SCONCE

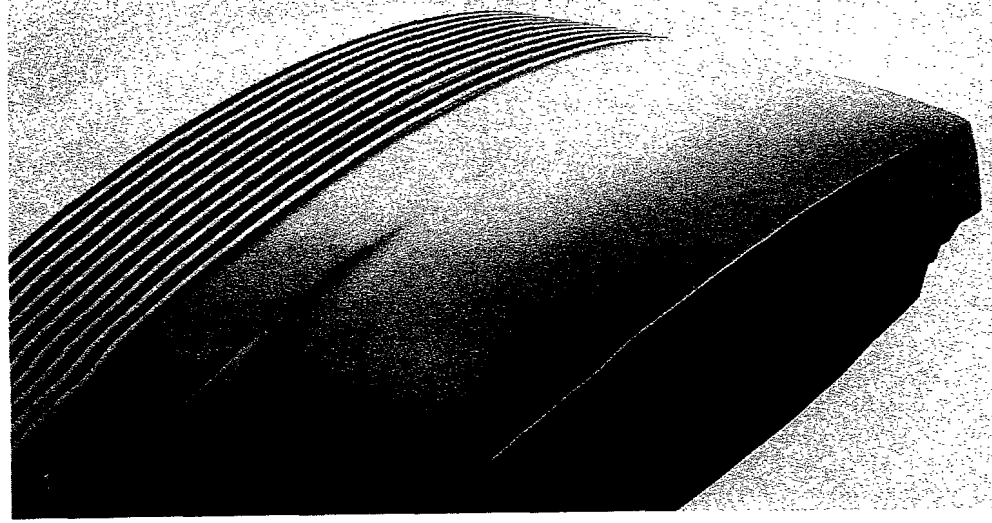


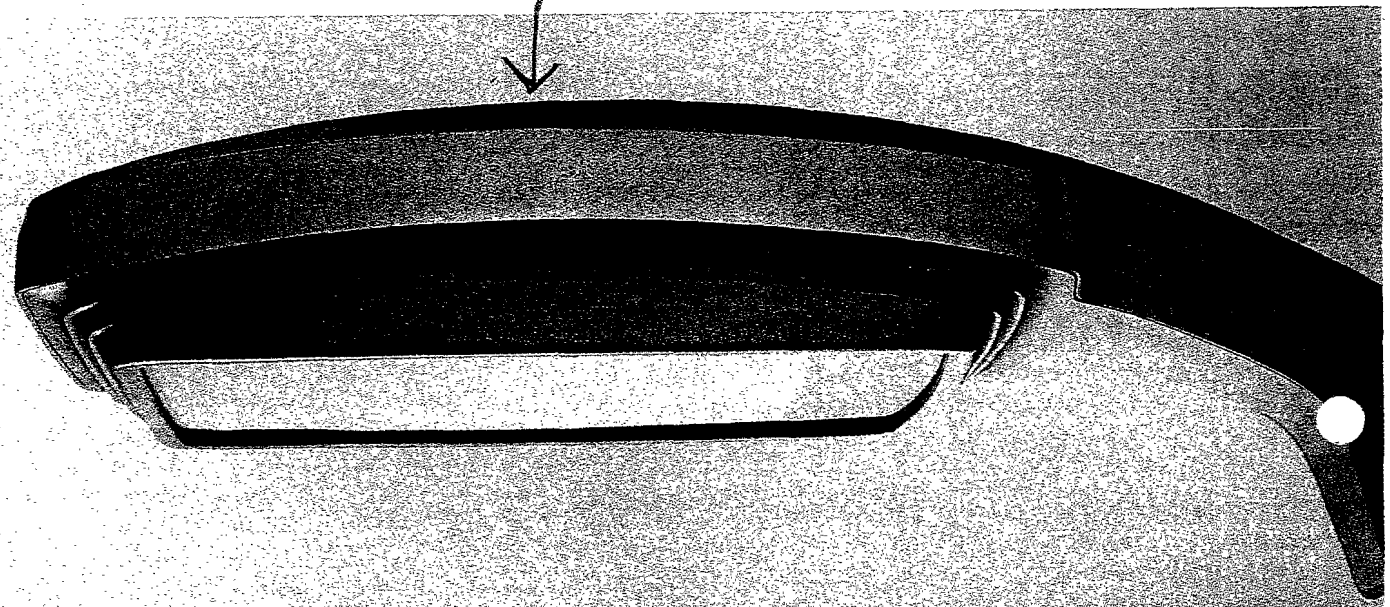
THIRTEEN

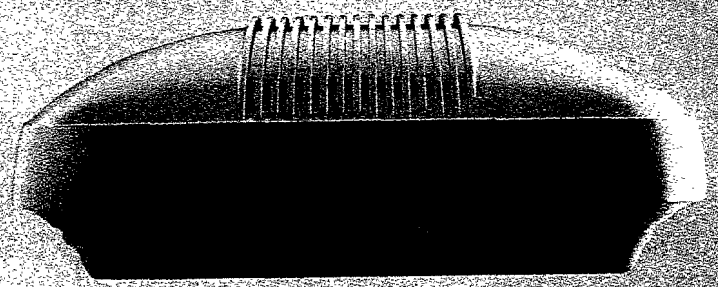
EIGHTEEN

FORM

Aesthetically, the Gardco Gullwing draws strength from simplicity of form that makes them a natural complement to any architectural vocabulary. The subtle elimination of the mounting arm allows Gullwing an uninterrupted transition from luminaire to pole. The striking effect is that the luminaire and arm become one. But this design serves practical purposes as well – minimizing wind load and strengthening the assembly.

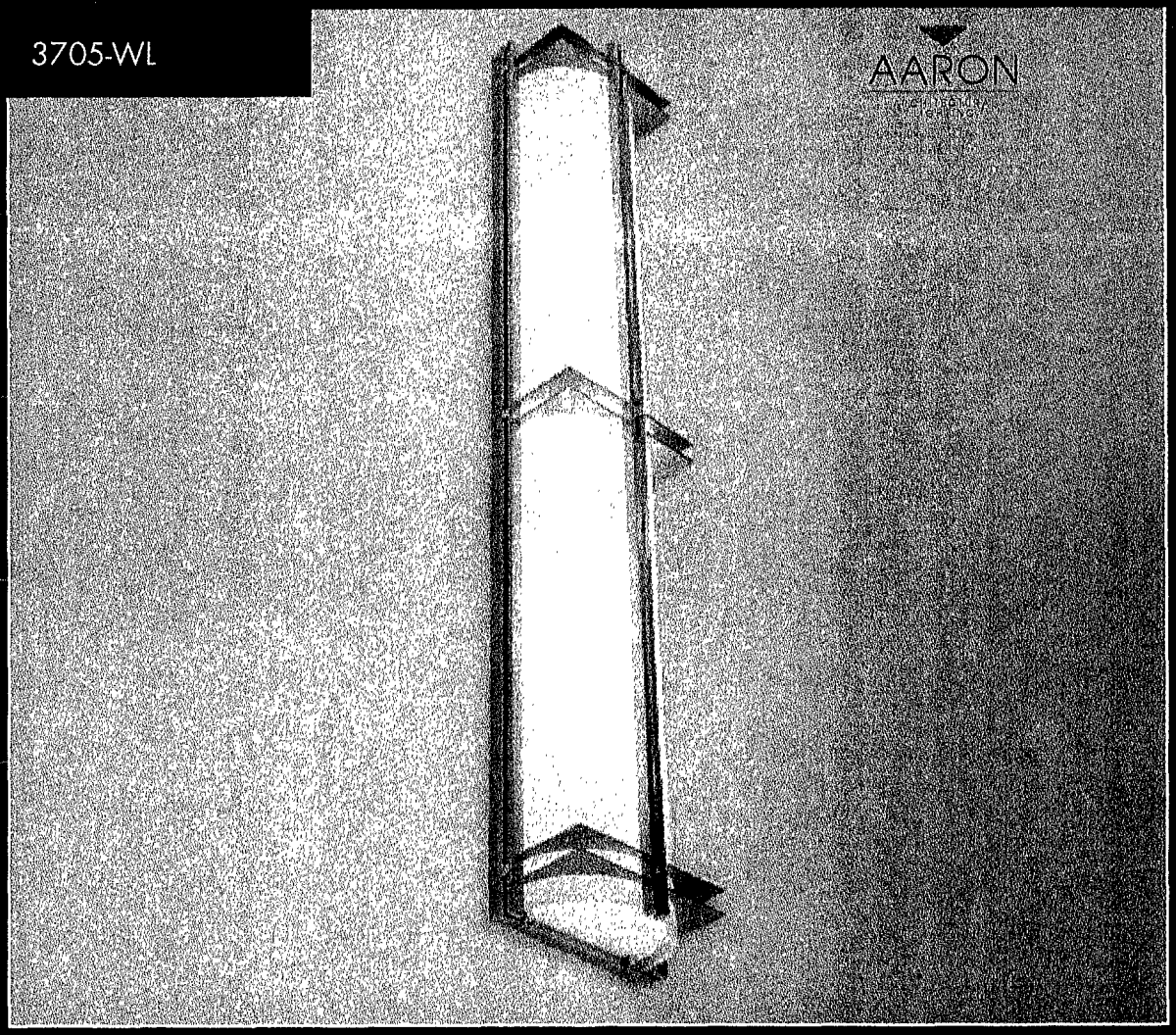






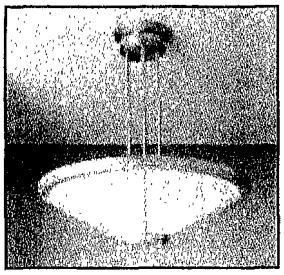
The Gullwing 107 sconce adds considerable versatility to the series application as forward, wide and medium throw optics to 175 watts are available. Of course, like all Gardco performance optics, illumination is both glare-free and sharp cutoff.

3705-WL

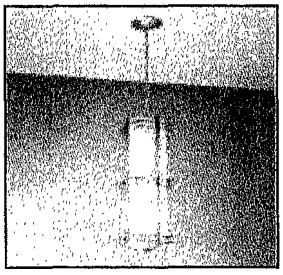


Shown in Brushed Aluminum and Opal Acrylic. Available in 27, 39, 51 and 63 inch lengths. Light Bronze Paint and Hand Painted Faux Alabaster also available.

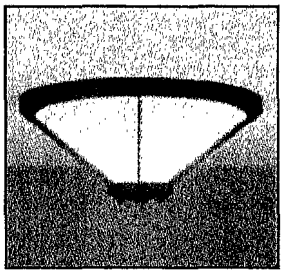
Modified Standard **Custom** **Standard**



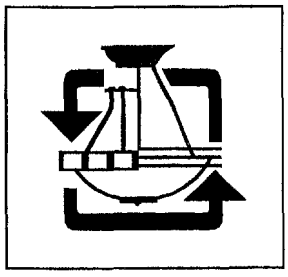
3700 • CONCORD (See page 52)



3707 • DARNEL (See page 50)



3701 • AVION (See page 94)



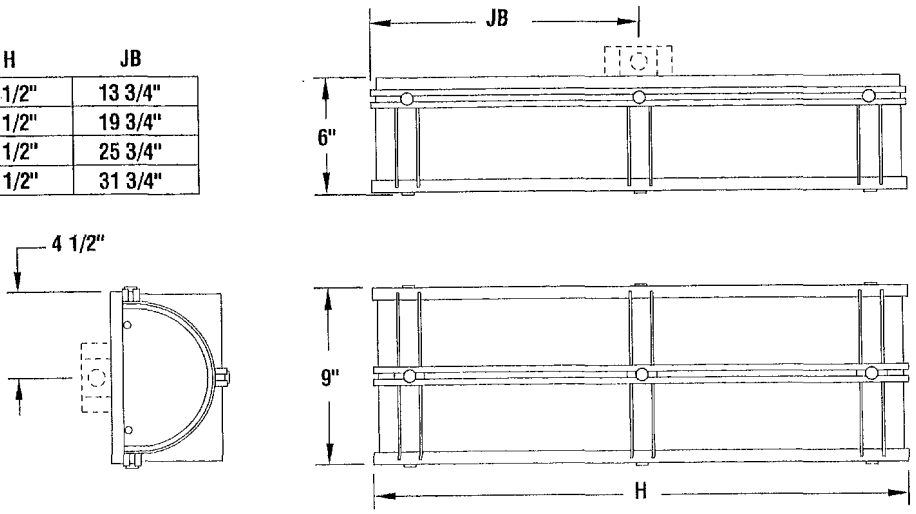
MODIFIED STANDARD (See page 290)

3760 West Fourth Street P.O. Box 1205 • **1-800-328-5291** • MN 507-454-5113 • Fax 507-452-8528
www.winonalighting.com

Technical Data:

3705-27-WL

	H	JB
3705-27	27 1/2"	13 3/4"
3705-39	39 1/2"	19 3/4"
3705-51	51 1/2"	25 3/4"
3705-63	63 1/2"	31 3/4"



Product Specifications:

Catalog #: 3705-WL

Lamping:
- 3705-WL-27 **F** - (2) F17T8/Med. Bi-Pin
- 3705-WL-39 **F** - (2) F25T8/Med. Bi-Pin
- 3705-WL-51 **F** - (2) F32T8/Med. Bi-Pin
- 3705-WL-63 **F** - (2) F40T8/Med. Bi-Pin

Voltage: 120V or 277V

Lens Options:
- **OA:** Opal Acrylic
- **FAH:** Hand Painted Faux Alabaster
  - **FAH4:** White Vein
  - **FAH5:** Antique Alabaster (Beige)
  - **FAH6:** Gray Vein
  - **FAH7:** Beige Vein
- **FGH:** Faux Glass

Finishes:
- Standard
  - **BAL:** Brushed Aluminum with Black Tape Details and Polished Aluminum Knobs
  - **LBP:** Light Bronze Paint with Brushed Texture, Black Tape Details, and Light Bronze Painted Knobs
- Custom
  - **CPF:** Custom Paint Finish (Consult Factory)
  - **CMF:** Custom Metal Finish (Consult Factory)

Special:
- **STD:** Standard
- **MOD:** Modified Standard

Weight:
- 3705-WL-27 **F:** 17 lbs.
- 3705-WL-39 **F:** 22 lbs.
- 3705-WL-51 **F:** 27 lbs.
- 3703-WL-63 **F:** 33 lbs.

How to Specify:

EXAMPLE: 3705-WL-27 - F - 120V - OA - LBP - STD

- Catalog Number
- Lamping Option
- Voltage
- Lens Option
- Finish
- Special (STD or MOD)

NOTES:
- UL LISTED AND CUL APPROVED.
- ALL WINONA LIGHTING PRODUCTS ARE UNION MADE.
- CUSTOM SIZES AND FINISHES AVAILABLE UPON REQUEST.
- ALL FLUORESCENT FIXTURES AVAILABLE IN 120 VOLT OR 277 VOLT.
- WINONA LIGHTING RESERVES THE RIGHT TO MAKE DESIGN CHANGES WITHOUT PRIOR NOTICE.
- LAMPS NOT INCLUDED.
- BALLAST INFORMATION: ELECTRONIC

TO USE AS YOUR SUBMITTAL FORM, SIMPLY PHOTOCOPY THIS PAGE, FILL IN YOUR SPECIFICATIONS, AND FAX SUBMITTAL TO (507) 452-8528. A WINONA LIGHTING SALES REP WILL RESPOND TO YOUR REQUEST.

PRODUCT SPECIFICATIONS: 3705 - WL - ____ - ____ - ____ - ____ - ____ - ____ TYPE: ____

TO VIEW OUR LATEST FIXTURES, CURRENT SPECIFICATIONS, FEATURE PROJECTS, AND MORE, VISIT US ONLINE AT WWW.WINONALIGHTING.COM

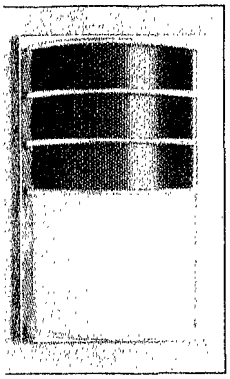
(FOR MORE INFORMATION ABOUT OUR WEBSITE SEE PAGES 346-349 FOR ALL THE DETAILS.)

CGF Design INC.™ | *AMERICANA Series*

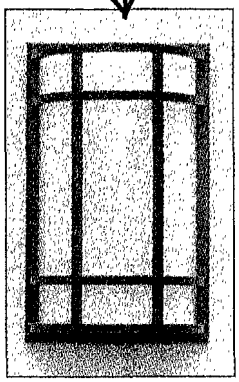
For more information on the Americana Series decorative sconces or any of our other fixtures, please contact us at:

CGF Design Inc.™
3203 N. Wald
Glenview, IL 60025

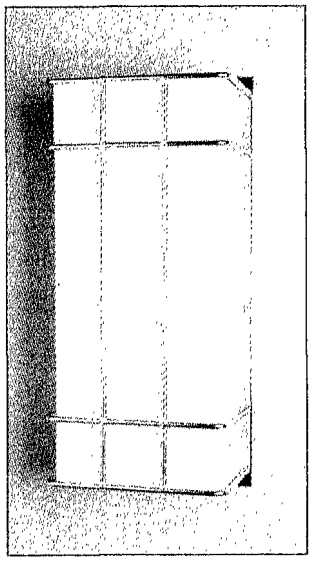
phone: 815-285-4044 | fax: 815-284-7160
e-mail: cgfdesign@gallatinriver.net



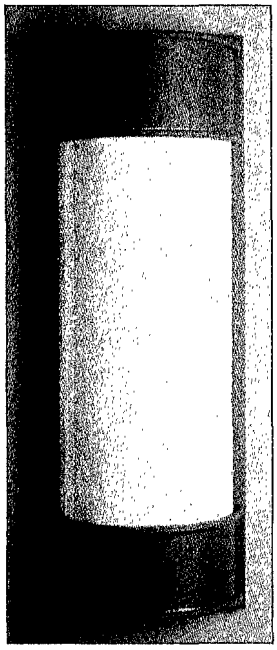
CHICAGO with black full PF



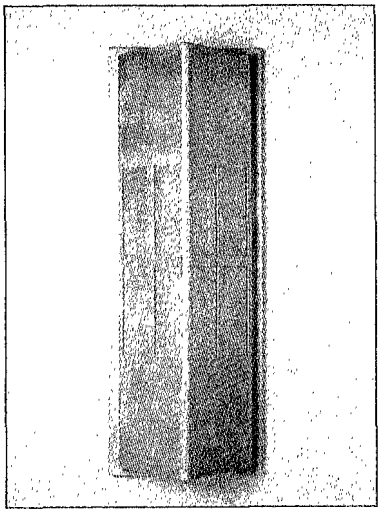
BOSTON with ~~Bronze~~ cage NATURAL BRUSHED ALUMINUM



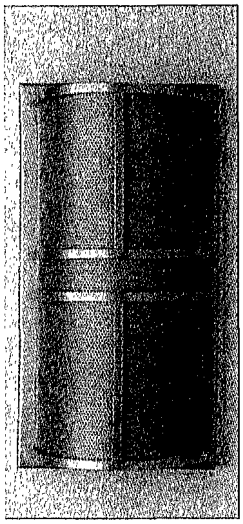
LOUISVILLE with custom color Gold Cage



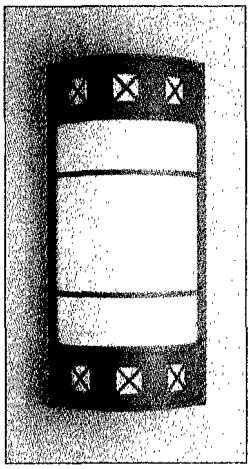
MESA with Faux Alabaster Diffuser



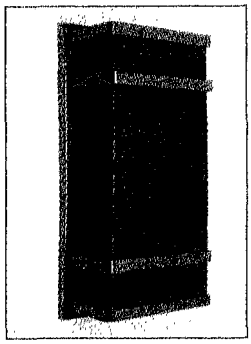
GREENFIELD with brushed aluminum (BA)



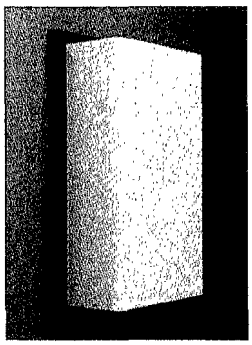
MORIS with full PF



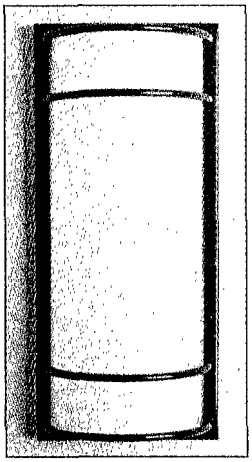
TEMPE



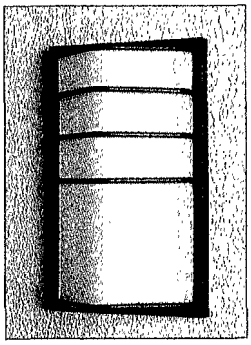
Custom DALLAS with custom color Fuchsia Cage and black full PF



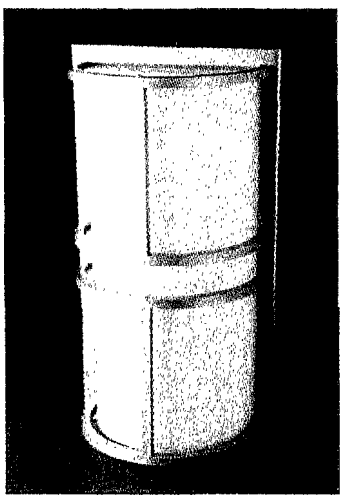
HILO



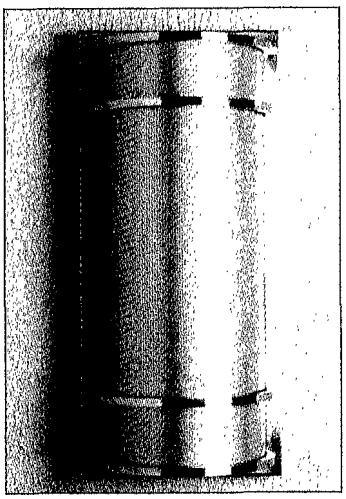
ATLANTA with red cage



NEW YORK

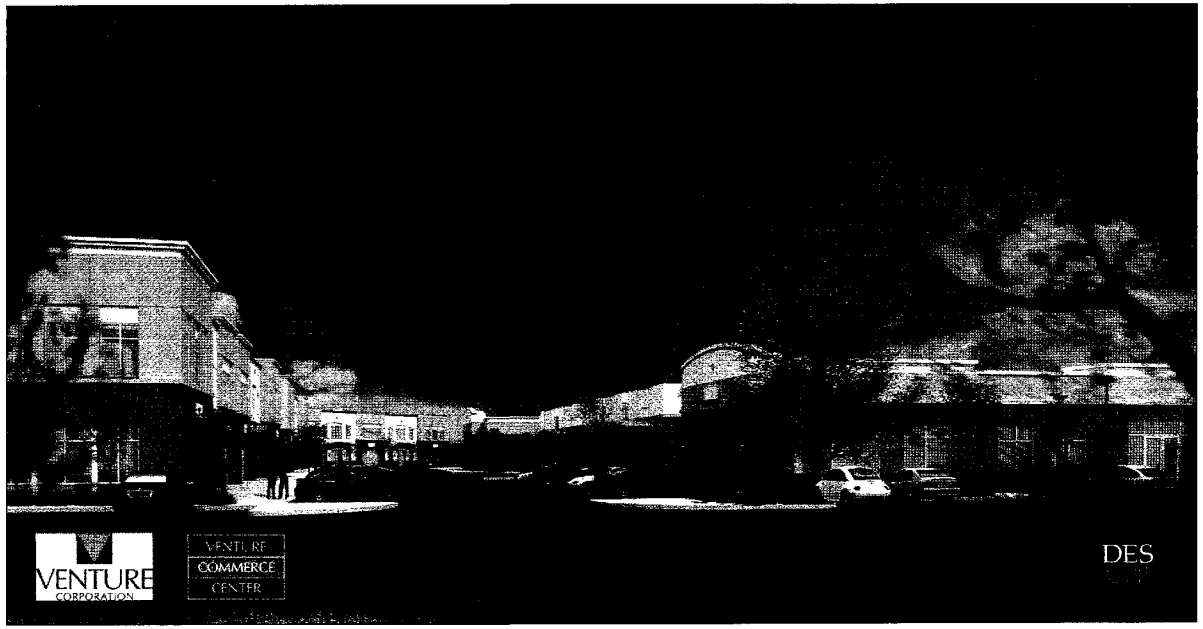


MORIS



ATLANTA with full PF

4.



VENTURE COMMERCE CENTER

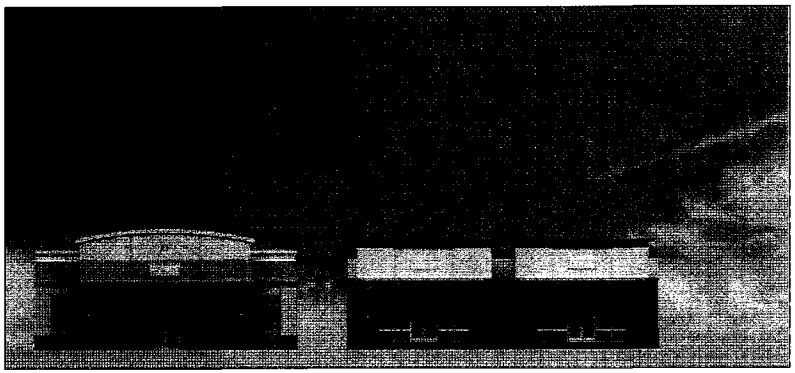
1100 Cadillac Ct.
Milpitas, California

CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW

DES

MARCH 22, 2006

RECEIVED
12:05



VENTURE COMMERCE CENTER

1100 Cadillac Ct.
Milpitas, California

CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW

DES

MARCH 22, 2006

VENTURE CORPORATION
VENTURE COMMERCE CENTER
1100 CADILLAC COURT
MILPITAS, CA 95035

SYMBOL LEGEND

- COLUMN GRID LINE — Numbers horizontal, Letters vertical
- ROOM ID — Room name & number
- DOOR SYMBOL — Door number
- WINDOW SYMBOL — Window number
- FINISH SYMBOL — Finish mat'l identification
- SECTION CUT — Section identification, Sheet number
- DETAIL REFERENCE — Detail information, Sheet number
- INTERIOR ELEVATIONS — Detail information, Sheet number / elevation number
- REVISION — Addendum letter, Supplemental instruction number, revision cloud
- WORK POINT — Target
- MATCH LINE — Target
- WALL TYPE SYMBOL
- SHEET NOTE SYMBOL

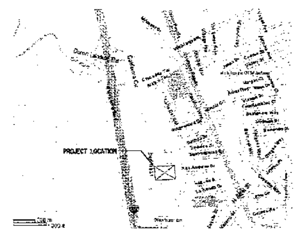
CODE COMPLIANCE

APPLICABLE CODE :
LIST OF 2001 CALIFORNIA CODE OF REGULATIONS
2001 California Building Standards Administrative Code (Part 1, Title 24, CCR)
2001 California Building Code, Volumes 1, 2, and 3 (Part 2, Title 24, CCR) (1997 Edition Uniform Building Code with 2001 California Amendments)
2001 California Electrical Code, (Part 3, Title 24, CCR) (1999 Edition National Electrical Code with 2001 California Amendments)
2001 California Mechanical Code (Part 4, Title 24 CCR) (1997 Edition IAPMO Uniform Mechanical Code with 2001 California Amendments)
2001 California Energy Code (Part 6, Title 24, CCR)
1998 California Elevator Safety Construction Code (Part 7, Title 24, CCR)
2001 California Fire Code (Part 9, Title 24, CCR) (1997 Uniform Fire Code and 2001 California Amendments)

Partial List of Applicable State Standards
NFPA 13, 1996 Edition, The Installation of Automatic Sprinkler System; as amended.
NFPA 14, 2000 Edition, The Installation of Standpipe, Private Hydrant and Hose Systems.
NFPA 24, 1995 Edition, The Installation of Private Fire Services Mains and their Appurtenances.
NFPA 72, 1996 Edition, National Fire Alarm Code, as amended.
NFPA 90A, 1999 Edition, Standard for the Installation of Air-Conditioning and Ventilating Systems.

PLANNING DEPARTMENT: THE CITY OF MILPITAS

MAP



DEFERRED APPROVAL

THIS NOTICE COVERS THE GENERAL REQUIREMENT FOR DEFERRED APPROVALS PERTAINING TO THE WORK AND IS SUPPLEMENTARY TO ALL OTHER REGULATORY REQUIREMENTS MENTIONED OR REFERENCED ELSEWHERE IN THE CONTRACT DOCUMENTS AND GENERAL CONDITIONS.

A. REQUIREMENT OF REGULATORY AGENCIES
  1. ALL PERTAINING STATUTES, ORDINANCES, LAWS, RULES, CODES, REGULATIONS, STANDARDS, AND THE LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OF THE WORK ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS THE SAME AS IF REPEATED IN FULL HEREIN AND SUCH ARE INTENDED WHERE ANY REFERENCE IS MADE IN EITHER THE SINGULAR OR PLURAL TO CODE OR BUILDING CODE UNLESS OTHERWISE SPECIFIED INCLUDING, WITHOUT LIMITATION, THOSE LISTED IN SECTION 04630, REGULATORY REQUIREMENTS.

B. MISCELLANEOUS
  1. ITEMS OF DEFERRED APPROVAL, REQUIRING SUBMITTAL OF DRAWINGS AND CALCULATIONS TO ARCHITECT, INCLUDE THE FOLLOWING:
     A. AUTOMATIC FIRE SPRINKLER SYSTEM.
     B. ROOF TRUSSES
     C. OTHER DOCUMENTS NOT LISTED IN THIS CONSTRUCTION DOCUMENTATION AND REQUESTED BY PERMITTING AGENCIES.
  2. OBTAIN APPROVAL OF ARCHITECT PRIOR TO BEGINNING ANY WORK ASSOCIATED WITH ITEMS OF DEFERRED APPROVAL.

SCOPE OF WORK

DEMOLISION OF EXISTING BUILDING AND THE CONSTRUCTION OF A VENTURE COMMERCE CENTER, CONSISTING OF TWELVE BUILDINGS AND ASSOCIATED SITE WORK AND UTILITIES.

SHEET INDEX

PROJECT TEAM

CLIENT:
VENTURE CORPORATION
600 MILLER
MILL VALLEY, CA. 94941
PHONE: 415.381.1600
FAX: 415.381.8285
CONTACT: ERNIE KNODEL

GEOTECHNICAL ENGINEER:
GEOCON CONSULTANTS INC.
2355 RESEARCH DRIVE
LIVERMORE, CA. 94550
PHONE: 925.371.5900
FAX: 925.371.5915
CONTACT: DANH TRAN

ENVIRONMENTAL ENGINEER:
CIRCLE POINT
135 MAIN STREET, SUITE 1600
SAN FRANCISCO, CA. 94105
PHONE: 415.227.1100 EXT. 38
FAX: 415.227.1110
CONTACT: MARY BEAN

ARCHITECT:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: 650.364.6453
FAX: 650.364.2618
CONTACT: RALPH LE ROUX

CIVIL ENGINEER:
KIER & WRIGHT
1233 QUARRY LANE, SUITE 145
PLEASANTON, CA. 94566
PHONE: 925.249.6555
FAX: 925.249.6563
CONTACT: CHUCK McCALLUM

LANDSCAPE ARCHITECT:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: 650.364.6453
FAX: 650.364.2618
CONTACT: BILL SOUTHARD

CONTRACTOR:
LUSARDI CONSTRUCTION
700 ALFRED NOBLE DRIVE
HERCULES, CA. 94547
PHONE: 510.741.9510
FAX: 510.741.9514
CONTACT: KURT EVANS

STRUCTURAL ENGINEER:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: 650.364.6453
FAX: 650.364.2618
CONTACT: TOM PARRISH, GRAHAM GUEDON

TRAFFIC CONSULTANT:
FEHR & PEERS
100 PRINGLE AVENUE, SUITE 600
WALNUT CREEK, CA. 94596
PHONE: 925.930.7100
FAX: 925.933.7090
CONTACT: EDDIE BARRIOS, P.E.
SENIOR TRANSPORTATION ENGINEER

PROJECT DATA

Assessors Parcel Number: 022-38-016 Parcel Size: 523,591 S.F.
Zoning: MP-S Industrial Park, PUD 31 Existing Building Size: 125,280 S.F.(to be demolished)

PHASE 1: Gross Floor Area*	First Floor	Second Floor	Total Condo	PHASE 1: Building Floor Area**	First Floor	Second Floor	Total Condo
Building A	8,594	3,356	11,949	Building A	9,149	3,670	12,819
Building B	8,594	3,355	11,949	Building B	9,149	3,670	12,819
Building C	6,912	4,934	11,846	Building C	7,286	5,352	12,638
Building D	8,339	3,355	11,694	Building D	9,149	3,670	12,819
Building E	3,746	0	3,746	Building E	4,030	0	4,020
Building F	4,808	0	4,808	Building F	5,127	0	5,427
Building G	5,146	0	5,146	Building G	5,474	0	5,475
Building H	2,477	0	2,477	Building H	2,705	0	2,705
Phase 1 Total	48,616	14,998	63,615	Phase 1 Total	52,069	16,362	68,431

PARKING	Standard	Accessible****	Compact	Total
REQUIRED***:	122	6	85 (40%)	212
PROVIDED:	148	7	97 (39.5%)	252

PHASE 2: Gross Floor Area*	First Floor	Second Floor	Total Condo	PHASE 2: Building Floor Area**	First Floor	Second Floor	Total Condo
Building I	12,096	3,978	16,074	Building I	12,762	4,346	17,108
Building J	10,007	3,355	13,362	Building J	10,610	3,670	14,280
Building K	10,388	3,972	14,365	Building K	11,002	4,346	15,348
Building L	8,594	3,356	11,949	Building L	9,149	3,670	12,819
Phase 2 Total	41,085	14,666	55,751	Phase 2 Total	43,523	16,032	59,555

PARKING	Standard	Accessible****	Compact	Total
REQUIRED***:	108	4	74 (40%)	186
PROVIDED:	108	4	53 (36%)	175

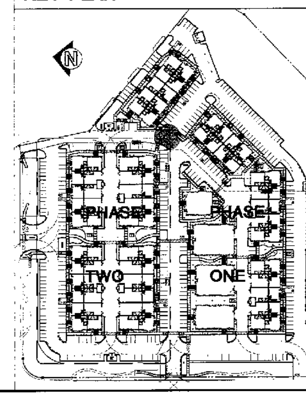
PROJECT TOTAL

TOTAL: Gross Floor Area*	First Floor	Second Floor	Total Condo	TOTAL: Building Floor Area**	First Floor	Second Floor	Total Condo
Project Total	89,700	29,665	119,366	Project Total	95,592	32,394	127,986

PARKING	Standard	Accessible****	Compact	Total
REQUIRED***:	230	9	159 (40%)	398
PROVIDED:	278	11	160 (37.5%)	427

* Gross Floor Area measurement inside of the walls per City of Milpitas requirements
** Building Floor Area measurement: Outside face of the wall per building code
*** Parking required is 1 stall per 300 sq ft of Gross Floor Area
**** Accessible: Per CBC Table 11B-5, 8 Accessible spaces req. This and 9 Acc. spaces provided. Per CBC 1129.3.2 1 Van Space per 8 Stalls req. This appl. 5 van spaces provided

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

TITLE SHEET

ISSUE DATES:	
	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY:	BISK GARCIA
REVIEWED BY:	RALPH LE ROUX
APPROVED BY	STEVE MINCEY
DES PROJECT NO	9613.01

G0.1
SHEET

Venture Commerce Center Image Objectives

The purpose of the signage program is to ensure that the integrity of the signage for Venture Commerce Center is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project.

These Guidelines are established for Owner, Committee and Users of Venture Commerce Center to provide a coordinated graphic system that communicates information in a distinctive and aesthetically pleasing manner. The visual consistency created by the criteria minimizes confusion and promotes an image of quality, which unites all of the individual establishments with a Venture Commerce Center.

The Guidelines establish minimum standards that are reasonable and equitable while providing sufficient flexibility to accommodate the Users need to be recognized and marketable, to reflect each retail chain Users graphic prototypes, and to encourage tasteful innovation.

It is the responsibility of each Owner and/or User to submit design drawings of the proposed signage to the Owner and to the City of Milpitas for approval prior to the installation of any signage. The use of professional environmental graphic designers and professional signage companies to determine design detailing and sign placement is highly encouraged. Deviations from these Guidelines will only be considered if the overall purpose is to exceed the quality standards set forth herein.

A. Portray a Unique Visual Business Retail Atmosphere.

B. Provide Effective and Safe Vehicular Circulation.

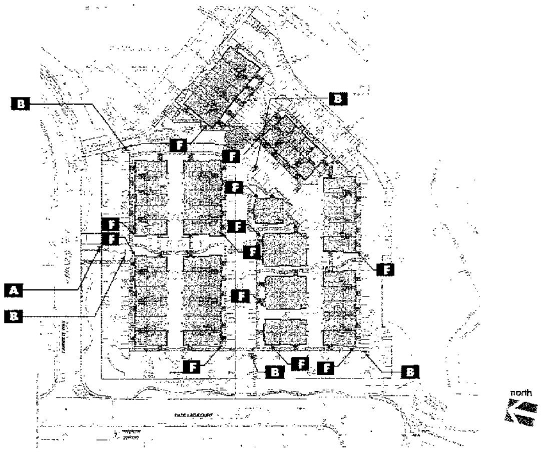
C. Provide Strong Identity to Vehicular and Pedestrian Traffic.

D. Identify Venture Commerce Center as a Single Unit by the Use of Consistent Color and Material Palettes.

E. Enhance Property through Quality Fabrication and Installation of All Sign Devices.

VENTURE COMMERCE CENTER

Milpitas, California



SIGN LOCATION PLAN
Scale: not to scale

Introduction

All sign devices of Venture Commerce Center are controlled by these Signage Guidelines. The Guidelines will contribute to the vitality and thematic nature of the Venture Commerce Center, and have been carefully planned to enhance the marketing opportunities for users, and to respond to the Image Objectives of the Venture Commerce Center and the spirit of the City of Milpitas sign code.

The sign standard section reviews the types of signs allowed and their form, materials, colors and placement.

Signage at Venture Commerce Center must be developed within the Venture Commerce Center Signage Guidelines and submitted to the Architectural Committee (the "Committee") of the Venture Commerce Center Owners Association (the "Association) for architectural review and approval prior to city submittal.

The Property Owner is responsible for final interpretations of the Guidelines, and at their discretion, may modify them to accommodate unforeseen circumstances subject to the provisions of the Declaration of Covenants, conditions and restrictions of Venture Commerce Center and any amendment thereof. The purpose of this review will be to maintain quality and consistency of signage with building design and compatibility with Venture Commerce Center.

Submittal requirements - Drawings are to depict letter size, style and color, fabrication, attachment and power supply methods, overall signage area dimensions and building elevations to scale illustrating signage placement (minimum scale 1/8" = 1'-0").

It is to everyone's advantage to have appropriate and complementary signage. Therefore, conformance to the intent as well as the wording of the Guidelines is critical to the success of the program.

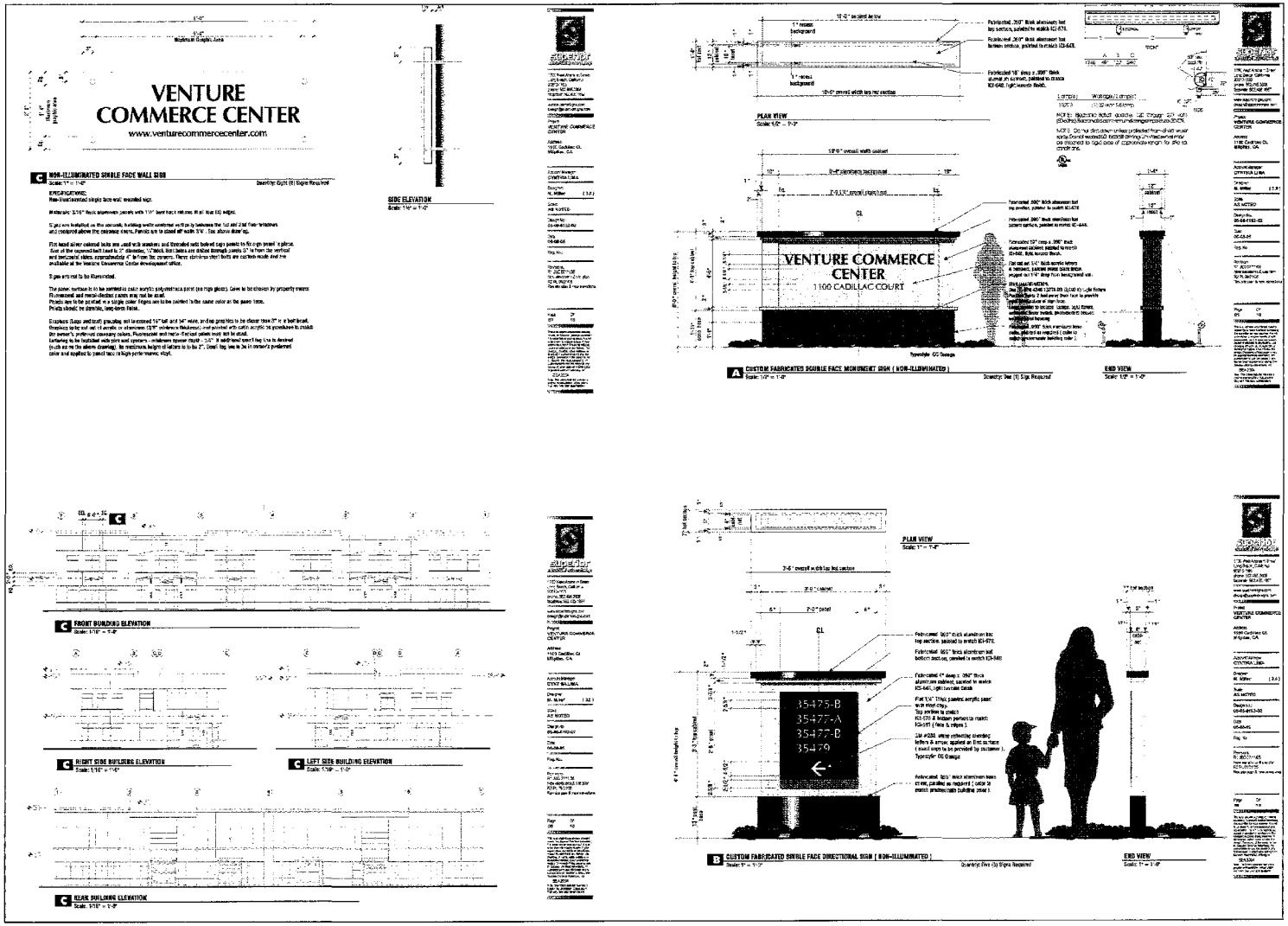
VENTURE COMMERCE CENTER

Signage Sheet 1

CITY OF MILPITAS, PLANNING DEPARTMENT SITE AND ARCHITECTURAL REVIEW

DES ARCHITECTS ENGINEERS

MARCH 22, 2006



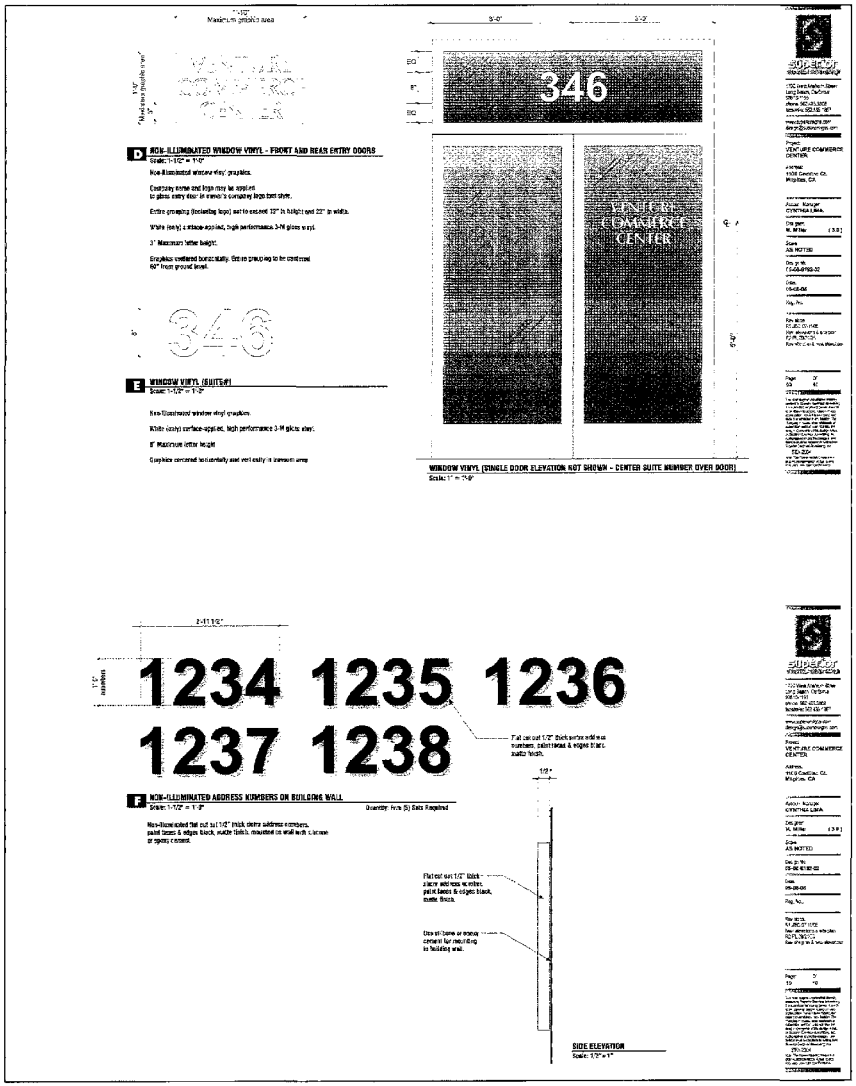
VENTURE COMMERCE CENTER

Signage Sheet 2

CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW

DES
MILPITAS
ENGINEERS

MARCH 22, 2006



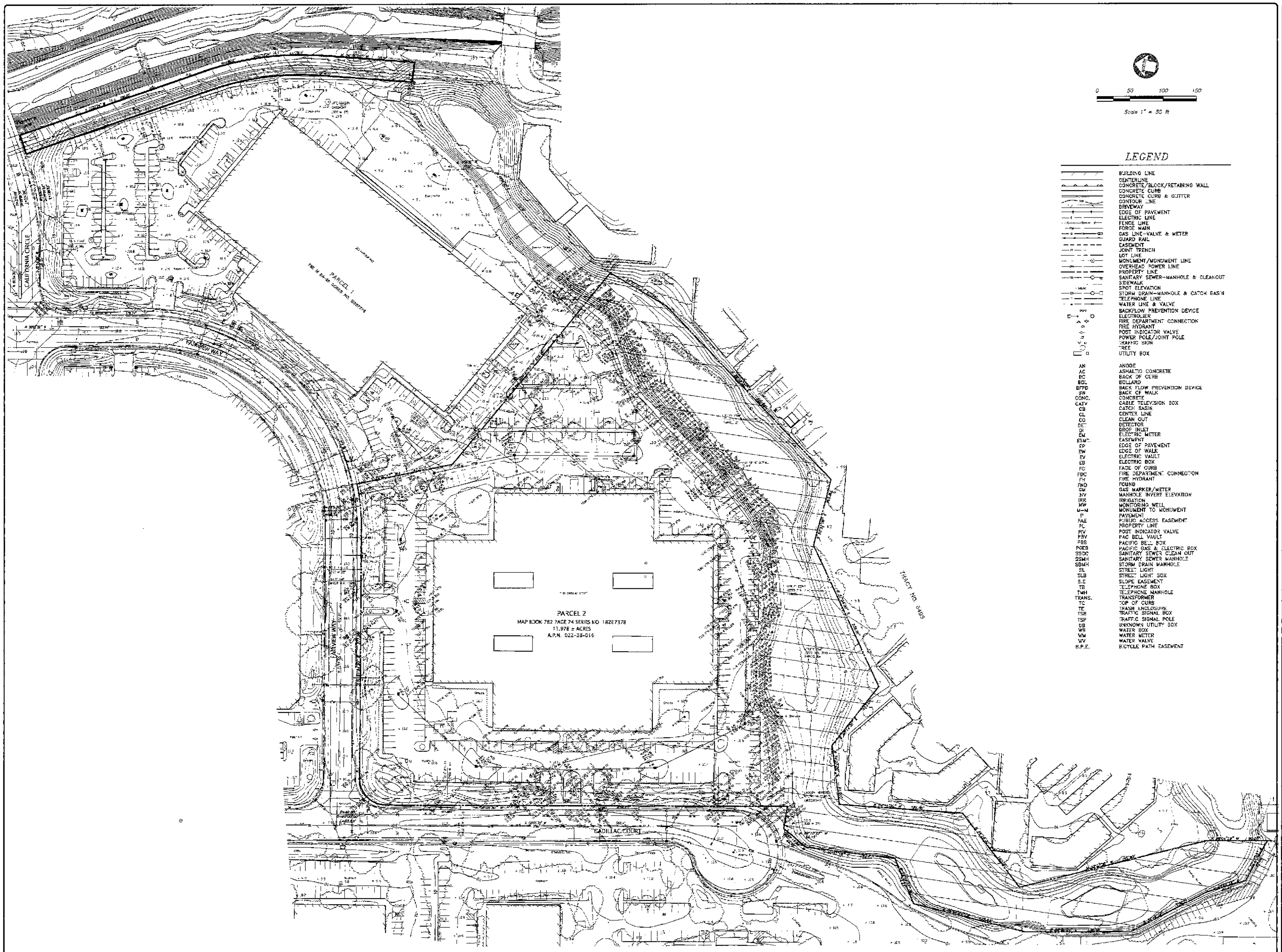
VENTURE COMMERCE CENTER

Signage Sheet 3

CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW

DES ARCHITECTS + ENGINEERS

MARCH 22, 2006



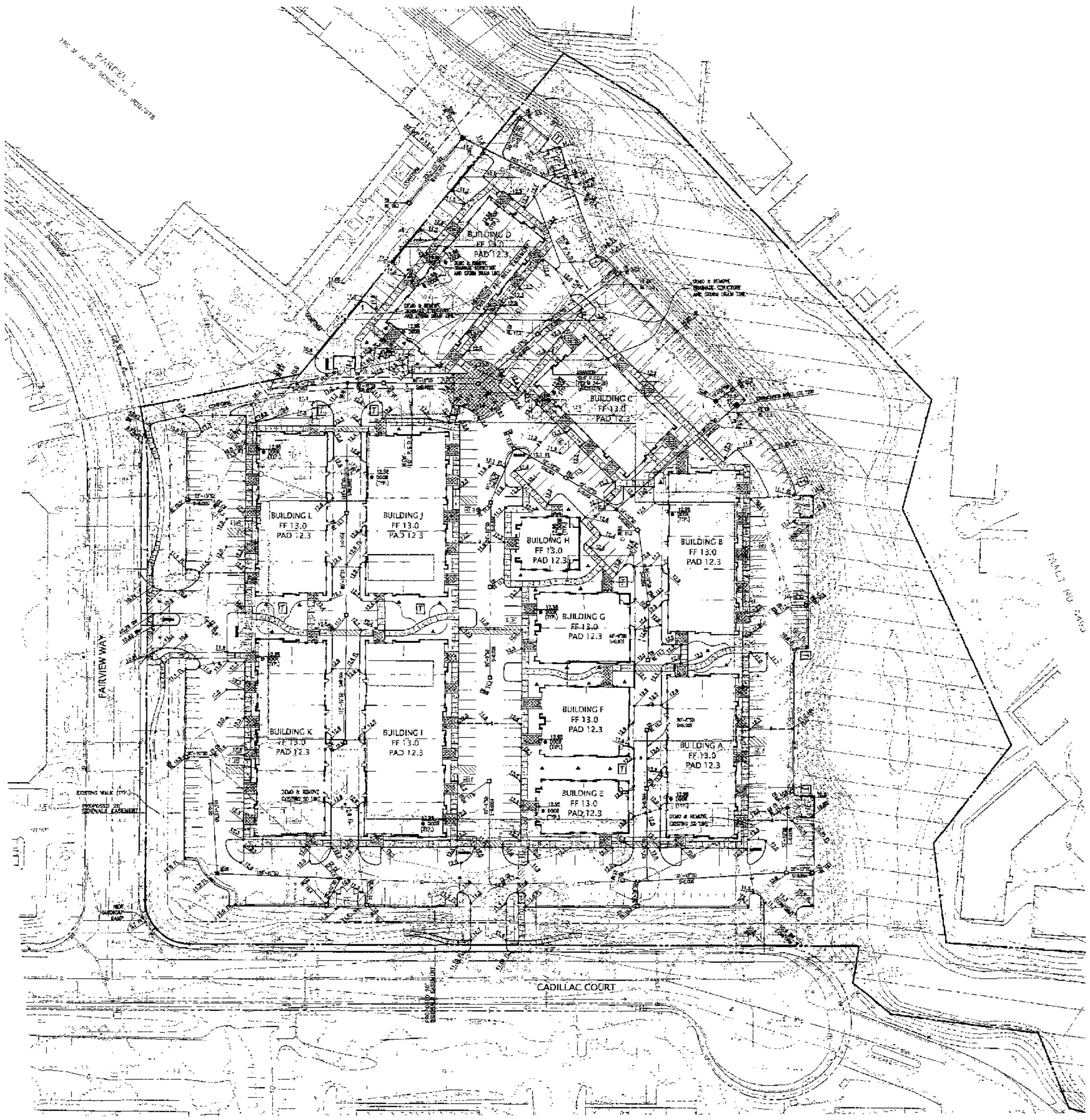
NO.	REVISION	BY
	SITE AND ARCHITECTURAL REVIEW Revision 1 10.05.05	SHM
	SITE AND ARCHITECTURAL REVIEW Revision 2 12.23.05	SHM
	SITE AND ARCHITECTURAL REVIEW 3.2.06	SHM

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

TOPOGRAPHIC SURVEY
OF
1100 CADILLAC COURT
FOR
VCC

MILPITAS CALIFORNIA

DATE	MARCH, 2006
SCALE	1" = 50'
SURVEYOR	CMC
JOB NO.	A04180-2
SHEET	C1
OF 3 SHEETS	



0 40 80 120

Scale 1" = 40 ft

LEGEND

▲	AREA DRAIN
■	CATCH BASIN
FL	FLOW LINE
PV	PAVEMENT
RE	RIM ELEVATION
23.6	SPOT ELEVATION
———	STORM DRAIN LINE
TC	TOP OF CURB

NO.	REVISION	BY
	SITE AND ARCHITECTURAL REVIEW Revision 1 10.05.05	SHM
	SITE AND ARCHITECTURAL REVIEW Revision 2 12.23.05	SHM
	SITE AND ARCHITECTURAL REVIEW 3.22.06	SHM

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1233 Quarry Lane, Suite 145
Pleasanton, California 94566
(925) 249-5555
Fax (925) 249-6563

PRELIMINARY GRADING AND DRAINAGE PLAN

OF

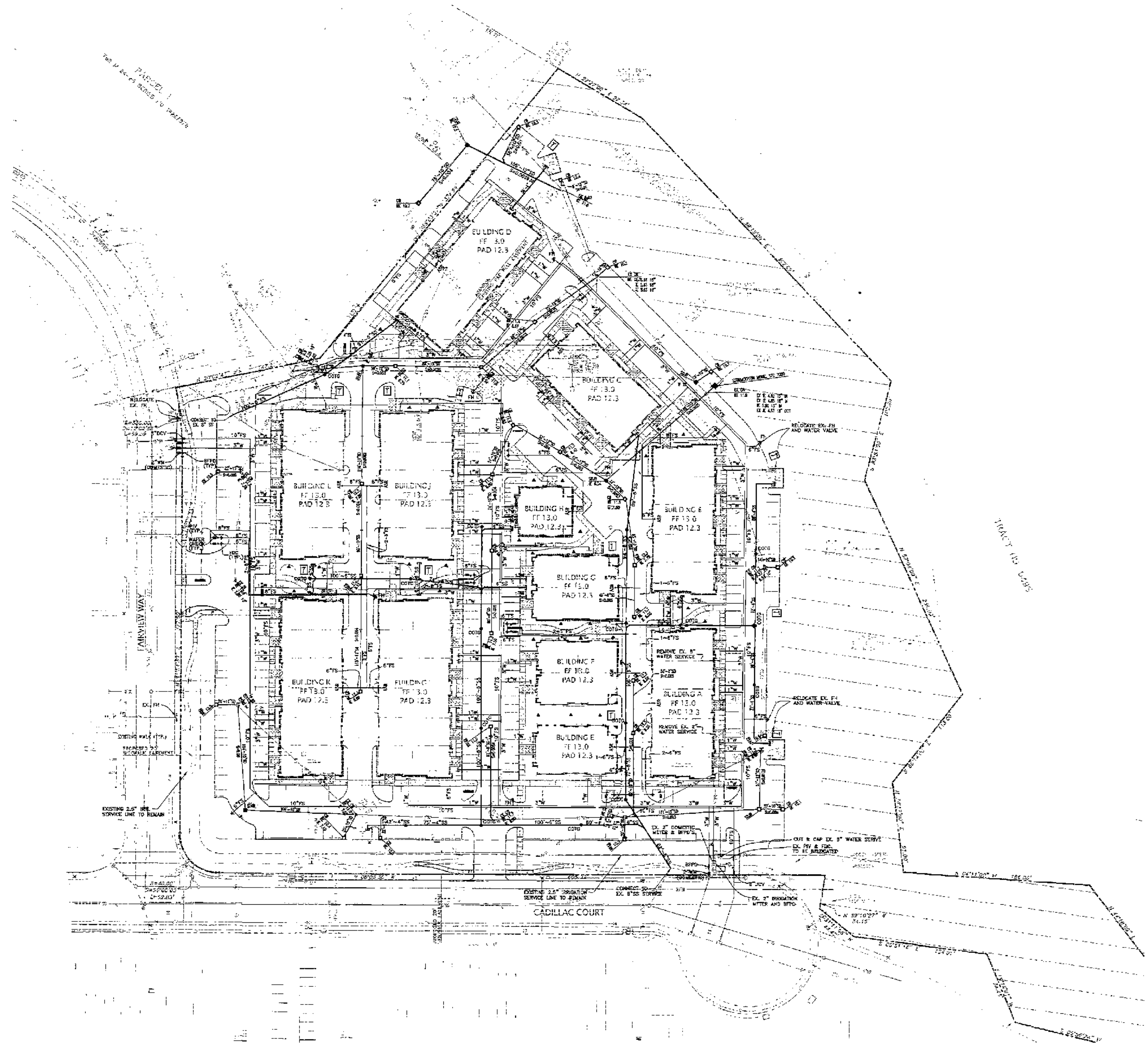
1100 CADILLAC COURT

FOR

VCC

MILPITAS CALIFORNIA

DATE	MARCH, 2006
SCALE	1" = 40'
DESIGNER	CMC
JOB NO.	A04180-2
SHEET	C2
OF 3	SHEETS



Scale 1" = 40 ft

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
▲	AREA DRAIN
■	CATCH BASIN
—x—x—	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FH	FIRE HYDRANT & VALVE
FS	FIRE SERVICE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT TO GRADE
SD	STORM DRAIN LINE
WM	WATER METER
WS	WATER SERVICE

GENERAL

1. INCLUDE ANY NECESSARY DETAILS AND SPECIFICATIONS WITH THE PLANS IF THEY ARE NOT CITY STANDARDS OR APPROVED EQUALS.
2. SHOW THE LOCATIONS OF ALL EXISTING, AND PROPOSED PUBLIC FACILITIES (STREETS—INCLUDE STREET NAME (ALSO STATE PRIVATE STREET IF PRIVATE MAINTAINED ROAD), STREET LIGHT, STORM DRAIN, SEWER, WATER ETC.), AND ANY PROPOSED CONNECTIONS TO PUBLIC FACILITIES
3. SHOW ALL EXISTING AND ANY PROPOSED EASEMENT OR RIGHT OF WAY DEDICATIONS ON THE PLANS.
4. ADD NOTE: PRIOR TO THE START OF ANY WORK WITHIN THE CITY RIGHT OF WAY (PUBLIC STREET OR EASEMENT), THE DEVELOPERS CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT. ALSO INCLUDE OTHER PUBLIC WORK GENERAL CONSTRUCTION NOTES—SEE ENGINEERING PLANS AND MAP PROCEDURES AND GUIDELINES

WATER

1. SHOW THE SIZE(S) AND LOCATIONS(S) OF ALL EXISTING AND PROPOSED WATER MAINS, SERVICE(S), METER(S) AND BACKFLOW DEVICE(S) ON THE PLANS. ALSO, SHOW DEPTH AND MATERIAL OF EXISTING MAIN FOR WET/HOT TAPS OR ISOLATION VALVES FOR CUTTING IN TEE'S
2. DOMESTIC WATER METERS—ADD NOTE: INSTALL PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE AS PER CITY STANDARD DRAWING #734.
3. IRRIGATION METERS—ADD NOTE: INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE PER CITY STANDARD DRAWING #734. REFER TO ANY REQUIREMENTS FOR RECYCLED WATER.
4. FIRE SERVICES—ADD NOTE: INSTALL DETECTOR CHECK VALVE PER CITY STANDARD DRAWING #730 FOR COMMERCIAL/INDUSTRIAL USE. LOOPED FIRE SERVICES REQUIRE DOUBLE CHECK DETECTOR CHECK VALVE.
5. INDICATE ANY EXISTING WELL(S) TO BE MAINTAINED OR ABANDONED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT. AIR GAP OR REDUCED BACKFLOW PROTECTION IS ALSO REQUIRED FOR ALL ACTIVE (NON-SEALED) WELLS

SEWER

1. SHOW SIZE(S) AND LOCATION(S) OF EXISTING AND PROPOSED MAINS, LATERAL(S), CLEAN OUT(S) AND ANY NECESSARY SEWER BACKFLOW DEVICE(S) ON THE PLANS.
2. INDUSTRIAL AND COMMERCIAL DEVELOPMENTS REQUIRE A 6" SEWER LATERAL AND CLEANOUT AS PER CITY STANDARD DRAWING #670, SHEET 2.
3. SHOW THE LOWEST FINISH FLOOR ELEVATION OF THE STRUCTURE AND THE RIM ELEVATION OF NEAREST UPSTREAM SANITARY MANHOLE ON THE PLANS. IF THE LOWEST FLOOR ELEVATION IS LESS THAN ONE FOOT ABOVE THE RIM ELEVATION OF THE NEAREST UPSTREAM MANHOLE, THEN A BACKFLOW PREVENTER PER CITY STANDARD DRAWING #624 IS REQUIRED.
4. APPLICANT SHALL CONTACT THE SAN JOSE/SANTA CLARA WATER POLLUTION CONTROL PLANT (SJ/SC WPCP 408-945-3000) FOR THEIR REQUIREMENTS ON PLAN APPROVAL AND INDUSTRIAL WASTEWATER DISCHARGE PERMIT.

STORM

1. SHOW SIZE(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED STORM WATER FACILITIES ON THE PLANS
2. SHOW HOW ALL ON-SITE DRAINAGE IS CONVEYED OFF-SITE (STREET, GREEN BELT, ETC.) INCLUDING CONNECTIONS TO THE CITY STORM DRAIN SYSTEM INCLUDING CONNECTIONS TO THE CITY STORM DRAIN SYSTEM INCLUDING CREEKS AND CHANNELS. ALSO SHOW THE LOCATIONS AND SIZES OF ALL INLETS, DISSIPATERS, PIPES, THROUGH CURB DRAINS, ETC.

DRIVEWAY

1. SHOW WIDTH(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED DRIVEWAY(S) ON THE PLANS.
2. INDUSTRIAL DEVELOPMENTS REQUIRE A 32" WIDTH APRON WITH A 4' FLARE ON BOTH SIDE FOR A TWO-WAY DRIVEWAY AS PER CITY STANDARD DRAWING #432

NO.	REVISION	BY	NO.
	SITE AND ARCHITECTURAL REVIEW Revision 1 10.05.05	SHM	
	SITE AND ARCHITECTURAL REVIEW Revision 2 12.23.05	SHM	
	SITE AND ARCHITECTURAL REVIEW 3.22.06	SHM	

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1233 Quarry Lane, Suite 145
Pleasanton, California 94566
(925) 249-6555
Fax (925) 249-6563

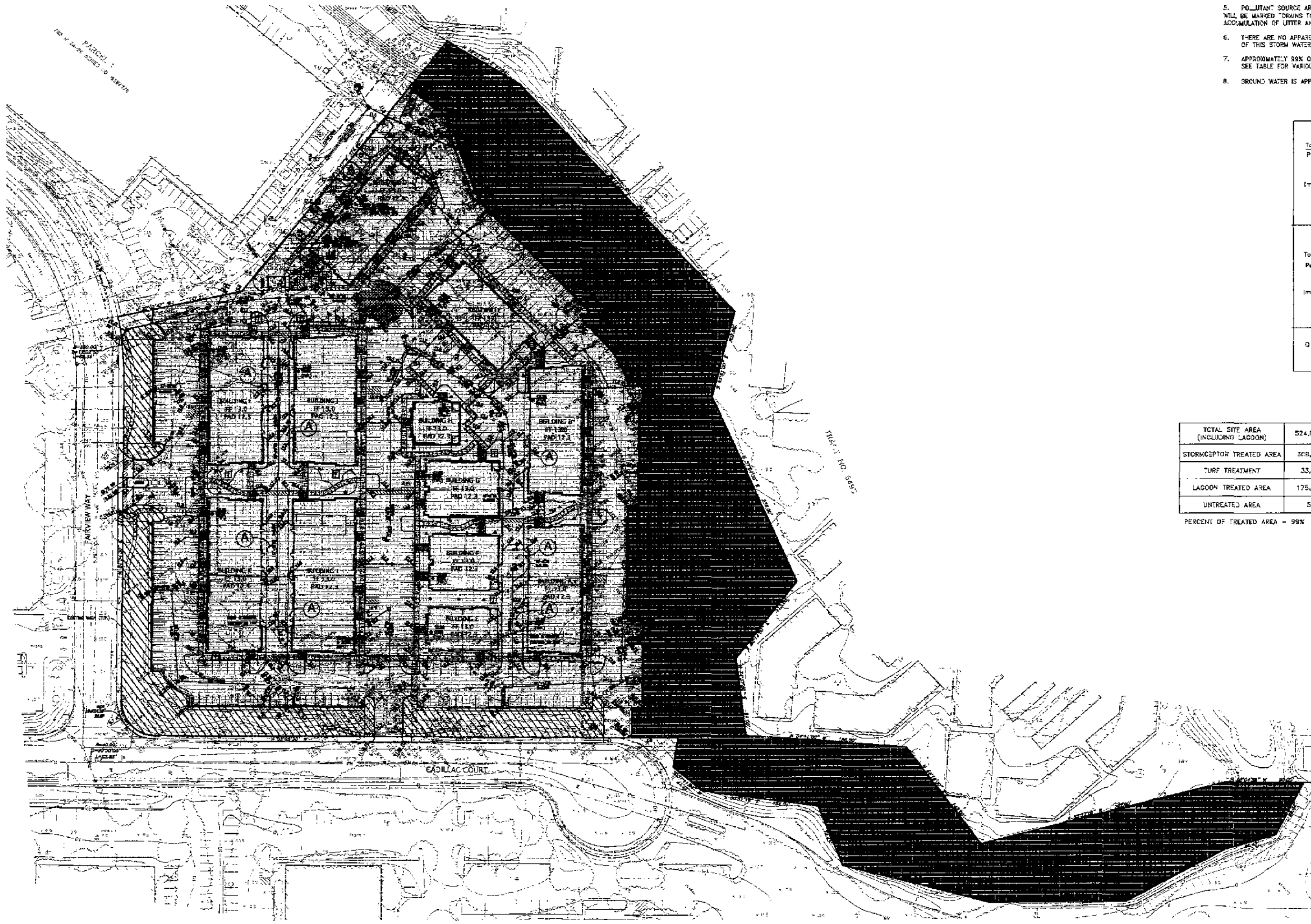
PRELIMINARY UTILITY PLAN
OF
1100 CADILLAC COURT
FOR
VCC

MILPITAS CALIFORNIA

DATE	MARCH, 2006
SCALE	1" – 50'
DESIGNER	CMC
JOB NO.	A04180-2
SHEET	C3
OF 8	SHEETS

TREATMENT LEGEND

- LAGOON TREATMENT (SELF TREATMENT AREA) 175,838 SF (4.04 ACRES)
- STORMCEPTOR TREATMENT
  ROOF: 98,882 SF (2.27 ACRES)
  SIDEWALK: 22,216 SF (0.51 ACRES)
  PAVEMENT: 144,184 SF (3.31 ACRES)
  LANDSCAPE: 43,124 SF (0.99)
- TURF TREATMENT
  LANDSCAPE: 33,761 SF (0.77 ACRES)
- UNTREATED AREA
  PAVEMENT: 5,663 SF (0.13 ACRES)
- (A) POLLUTANT SOURCE AREAS (LOADING DOCKS, VEHICLE CLEANING)



0 50 100 150
Scale 1" = 50 ft

NOTES

1. THE EXISTING SITE DRAINS TO THE OUT FALL, LOCATED TO THE EAST OF THE SITE, TO THE LAGOON. THE LAGOON, A SELF RETAINING AREA, IS THEN PUMPED INTO THE BAY.
2. THE SITE DRAINAGE IS TREATED BY A STORMCEPTOR PRIOR TO OUT FALLING INTO THE LAGOON. NO SIGNIFICANT INFILTRATION DEVICES ARE USED FOR THIS SITE.
3. SEE TABLE FOR EXISTING AND PROPOSED PERVIOUS & IMPERVIOUS AREAS.
4. LANDSCAPING IS USED AS MUCH AS POSSIBLE THROUGHOUT THE SITE TO MINIMIZE THE IMPERVIOUS AREA. A PROPOSED STORMCEPTOR IS LOCATED AT THE OUT FALL FOR ADDITIONAL SURFACE WATER TREATMENT BEFORE BEING TREATED BY THE LAGOON.
5. POLLUTANT SOURCE AREAS INCLUDE PARKING LOT AND SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "DRAINS TO BAY". PARKING LOTS SHALL BE SWEPT REGULARLY TO PREVENT ACCUMULATION OF LITTER AND DEBRIS.
6. THERE ARE NO APPARENT CONFLICTS WITH OTHER CODES REGARDING IMPLEMENTATION OF THIS STORM WATER CONTROL PLAN.
7. APPROXIMATELY 99% OF THE SITE RECEIVES TREATMENT OF STORM WATER RUNOFF. SEE TABLE FOR VARIOUS TREATMENT AREAS.
8. GROUND WATER IS APPROXIMATELY 3' TO 5' BELOW SURFACE.

EXISTING CONDITIONS

Total Are = 523805 sf (12.02 Acre)
Pervious Area = 74721 sf + 175620 sf
= 251341 sf (5.77 Acre)

Impervious Area = 272267 sf (6.25 Acre)

% Pervious = 48%
% Impervious = 52%

PROPOSED CONDITIONS

Total Are = 523605 sf (12.02 Acre)
Pervious Area = 69090 sf + 175888 sf
= 247371 sf (5.68 Acre)

Impervious Area = 276234 sf (6.34 Acre)

% Pervious = 47.3%
% Impervious = 52.7%

Q (Impervious) = C I (ΔA)
= 0.9 x 0.19 x (0.09)
= 0.015 cfs

TOTAL SITE AREA (INCLUDING LAGOON)	524,027 SF. (12.02 AC)	DRAINAGE AREA (AC)	C VALUE	INTENSITY IN/HR	Q (CFS)
STORMCEPTOR TREATED AREA	308,437 SF. (7.08 AC)	7.08	0.9	0.19	1.210
TURF TREATMENT	33,761 SF. (0.77 AC)	0.77	0.4	0.19	0.056
LAGOON TREATED AREA	175,886 SF. (4.04 AC)	4.04	0.4	0.19	0.307
UNTREATED AREA	5663 SF. (0.13 AC)	0.13	0.9	0.19	0.022

PERCENT OF TREATED AREA = 99%

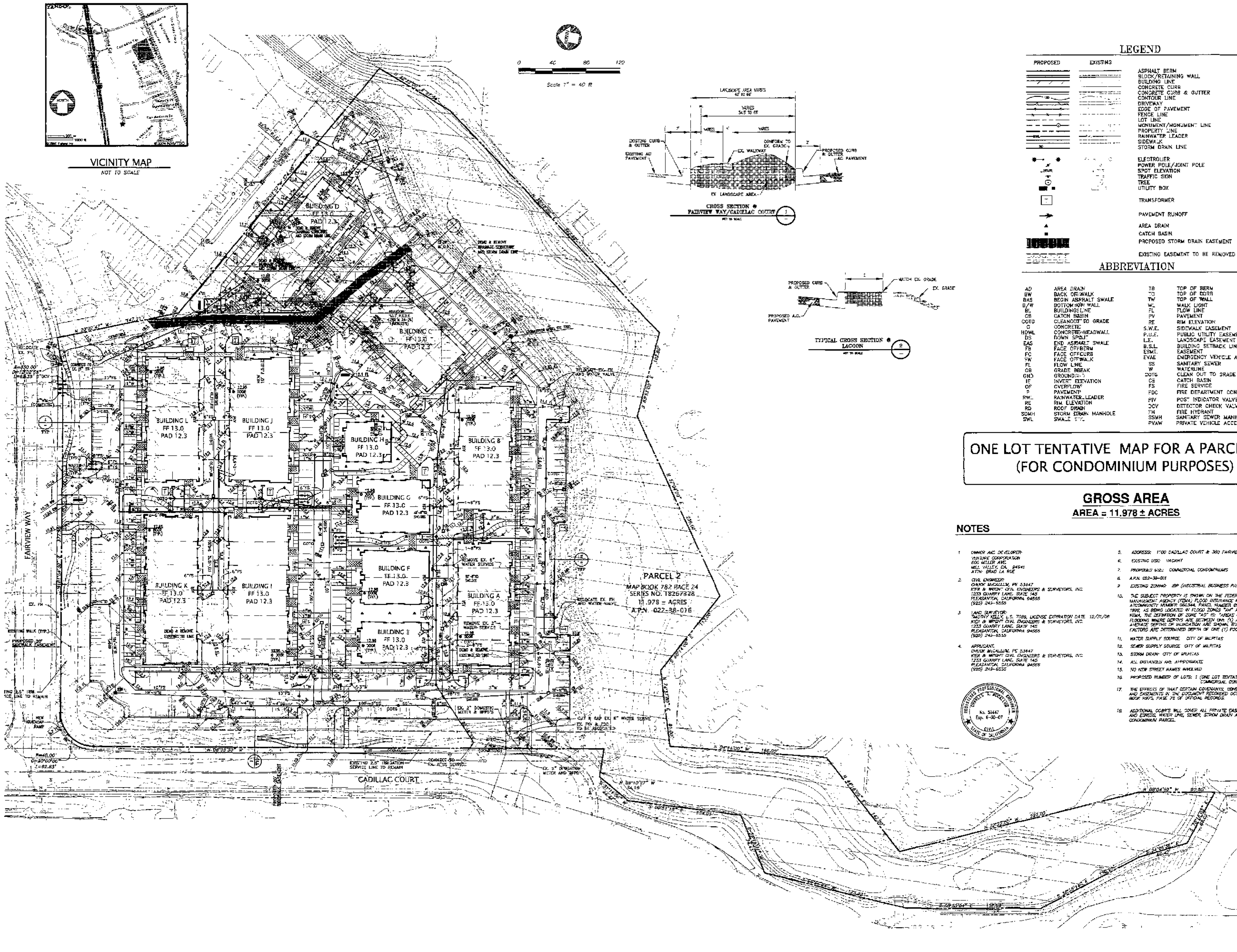
STORM WATER CONTROL PLAN
OF
1100 CADILLAC COURT
FOR
VCC

MILPITAS CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1233 Quarry Lane, Suite 145
Pleasanton, California 94566
(925) 249 6555
Fax (925) 249 0569

NO.	REVISION	BY
	SITE AND ARCHITECTURAL REVIEW Revision 1 10.05.05	SHM
	SITE AND ARCHITECTURAL REVIEW Revision 2 12.23.05	SHM
	SITE AND ARCHITECTURAL REVIEW 3.22.06	SHM

DATE	MARCH, 2006
SCALE	1" = 50'
DESIGNER	CMC
JOB NO.	A04180-2
SHEET	1
OF	1 SHEETS



LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		LOT LINE
		MONUMENT/MONUMENT LINE
		PROPERTY LINE
		RAINWATER LEADER
		SIDEWALK
		STORM DRAIN LINE
		ELECTROLIER
		POWER POLE/JOINT POLE
		SPOT ELEVATION
		TRAFFIC SIGN
		TREE
		UTILITY BOX
		TRANSFORMER
		PAVEMENT RUNOFF
		AREA DRAIN
		CATCH BASIN
		PROPOSED STORM DRAIN EASEMENT
		EXISTING EASEMENT TO BE REMOVED

ABBREVIATION

AD	AREA DRAIN	TB	TOP OF BERM
BW	BACK OF WALK	TC	TOP OF CURB
BAS	BEGIN ASPHALT SWALE	TW	TOP OF WALL
B/W	BOTTOM OF WALL	WL	WALK LIGHT
BL	BUILDING LINE	FL	FLOW LINE
CB	CATCH BASIN	PV	PAVEMENT
COTG	CLEANOUT TO GRADE	RE	RIM ELEVATION
C	CONCRETE	S.W.E.	SIDEWALK EASEMENT
HDWL	CONCRETE HEADWALL	P.U.E.	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	L.E.	LANDSCAPE EASEMENT
EAS	END ASPHALT SWALE	B.S.L.	BUILDING SETBACK LINE
FB	FACE OF BERM	ESMT.	EASEMENT
FC	FACE OF CURB	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FW	FACE OF WALK	SS	SANITARY SEWER
FL	FLOW LINE	W	WATERLINE
GB	GRADE BREAK	COTG	CLEAN OUT TO GRADE
GND	GROUND	CB	CATCH BASIN
IE	INVERT ELEVATION	FS	FIRE SERVICE
OF	OVERFLOW	FDC	FIRE DEPARTMENT CONNECTION
P	PAVEMENT	PIV	POST INDICATOR VALVE
RWL	RAINWATER LEADER	DCV	DETECTOR CHECK VALVE
RE	RIM ELEVATION	FH	FIRE HYDRANT
RD	ROOF DRAIN	SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE	PVAW	PRIVATE VEHICLE ACCESS WAY
SWL	SWALE		

ONE LOT TENTATIVE MAP FOR A PARCEL MAP (FOR CONDOMINIUM PURPOSES)

GROSS AREA

AREA = 11.978 ± ACRES

NOTES

1. OWNER AND DEVELOPER:
   VENTURE CORPORATION
   600 MILLER AVE.
   MILL VALLEY, CA. 94941
   ATTN: BRAD LA RUE
2. CIVIL ENGINEER:
   CHUCK McCALLUM, PE 53447
   KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   1233 QUARRY LANE, SUITE 145
   PLEASANTON, CALIFORNIA 94566
   (925) 249-6555
3. LAND SURVEYOR:
   TIMOTHY KELLY, L.S. 7089, LICENSE EXPIRATION DATE 12/31/06
   KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   1233 QUARRY LANE, SUITE 145
   PLEASANTON, CALIFORNIA 94566
   (925) 249-6555
4. APPLICANT:
   CHUCK McCALLUM, PE 53447
   KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   1233 QUARRY LANE, SUITE 145
   PLEASANTON, CALIFORNIA 94566
   (925) 249-6555
5. ADDRESS: 1100 CADILLAC COURT & 380 FAIRVIEW WAY
6. EXISTING USE: VACANT
7. PROPOSED USE: COMMERCIAL CONDOMINIUMS
8. A.P.N. 022-38-016
9. EXISTING ZONING: IBP (INDUSTRIAL BUSINESS PARK)
10. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) AT COMMUNITY NUMBER 060344, PANEL NUMBER 0001 C, DATED JUNE 22 1998, AS BEING LOCATED IN FLOOD ZONES "AH" AND "B". ACCORDING TO FEMA, THE DEFINITION OF ZONE "AO" IS: "AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED DEPTH OF ONE (1) FOOT SHOWN ON PANEL".
11. WATER SUPPLY SOURCE: CITY OF MILPITAS
12. SEWER SUPPLY SOURCE: CITY OF MILPITAS
13. STORM DRAIN: CITY OF MILPITAS
14. ALL DISTANCES ARE APPROXIMATE
15. NO NEW STREET NAMES INVOLVED
16. PROPOSED NUMBER OF LOTS: 1 (ONE LOT TENTATIVE PARCEL MAP FOR COMMERCIAL CONDOMINIUM PURPOSES)
17. THE EFFECTS OF THAT CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 11, 1983 AS BOOK H970, PAGE 78 OF OFFICIAL RECORDS.
18. ADDITIONAL CC&R'S WILL COVER ALL PRIVATE EASEMENTS: INGRESS AND EGRESS, WATER LINE, SEWER, STROM DRAIN AND UTILITIES FOR CONDOMINIUM PARCEL.

REGISTERED PROFESSIONAL ENGINEER
CHARLES E. McCALLUM
No. 53447
Exp. 6-30-07
CIVIL
STATE OF CALIFORNIA

NO.	REVISION	BY
	SITE AND ARCHITECTURAL REVIEW Revision 1 10.05.05	
	SITE AND ARCHITECTURAL REVIEW Revision 2 12.22.05	
	SITE AND ARCHITECTURAL REVIEW 3.2.06	

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1233 Quarry Lane, Suite 145
Pleasanton, California 94566
(925) 249-6555

TENTATIVE MAP
OF
1100 CADILLAC COURT
FOR
VENTURE CORPORATION

MILPITAS — CALIFORNIA

DATE	MARCH, 2006
SCALE	1" = 40'
DESIGNER	CMC
JOB NO.	A34180-2
SHEET	1
OF	SHEETS

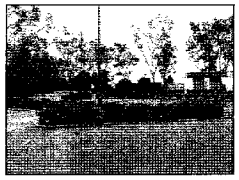
Z:\2004\A04180 2\A04180 2 TB.dwg 3/16/2006 2:04:35 PM PST

PHOTOGRAPH 9:

PHOTOGRAPH 10:

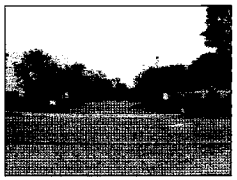
PHOTOGRAPH 11:

PHOTOGRAPH 12:



PHOTOGRAPH 13:

PHOTOGRAPH 14:

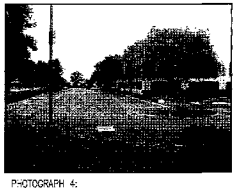


PHOTOGRAPH 8:

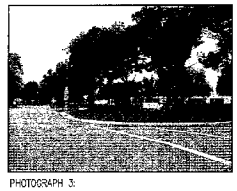
PHOTOGRAPH 7:

PHOTOGRAPH 6:

PHOTOGRAPH 5:

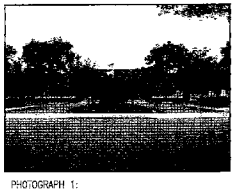


PHOTOGRAPH 4:

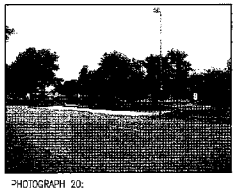


PHOTOGRAPH 3:

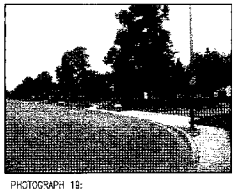
PHOTOGRAPH 2:



PHOTOGRAPH 1:

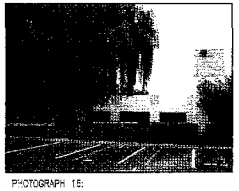


PHOTOGRAPH 20:

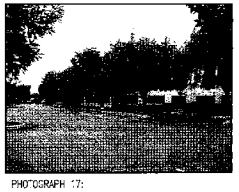


PHOTOGRAPH 19:

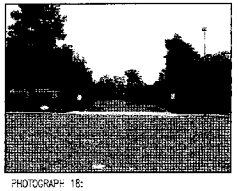
PHOTOGRAPH 15:



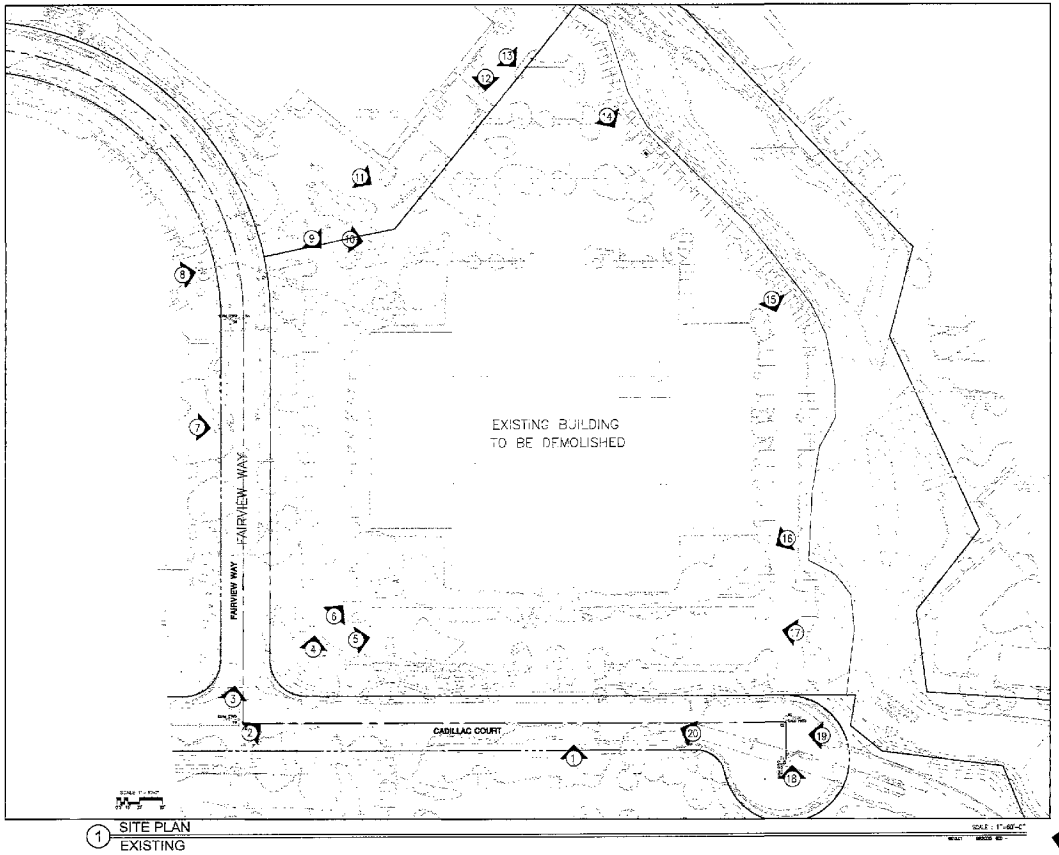
PHOTOGRAPH 16:



PHOTOGRAPH 17:



PHOTOGRAPH 18:



1 SITE PLAN
EXISTING

DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE
COMMUNITIES

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

PHOTOGRAPHIC SURVE OF EXISTING SITE

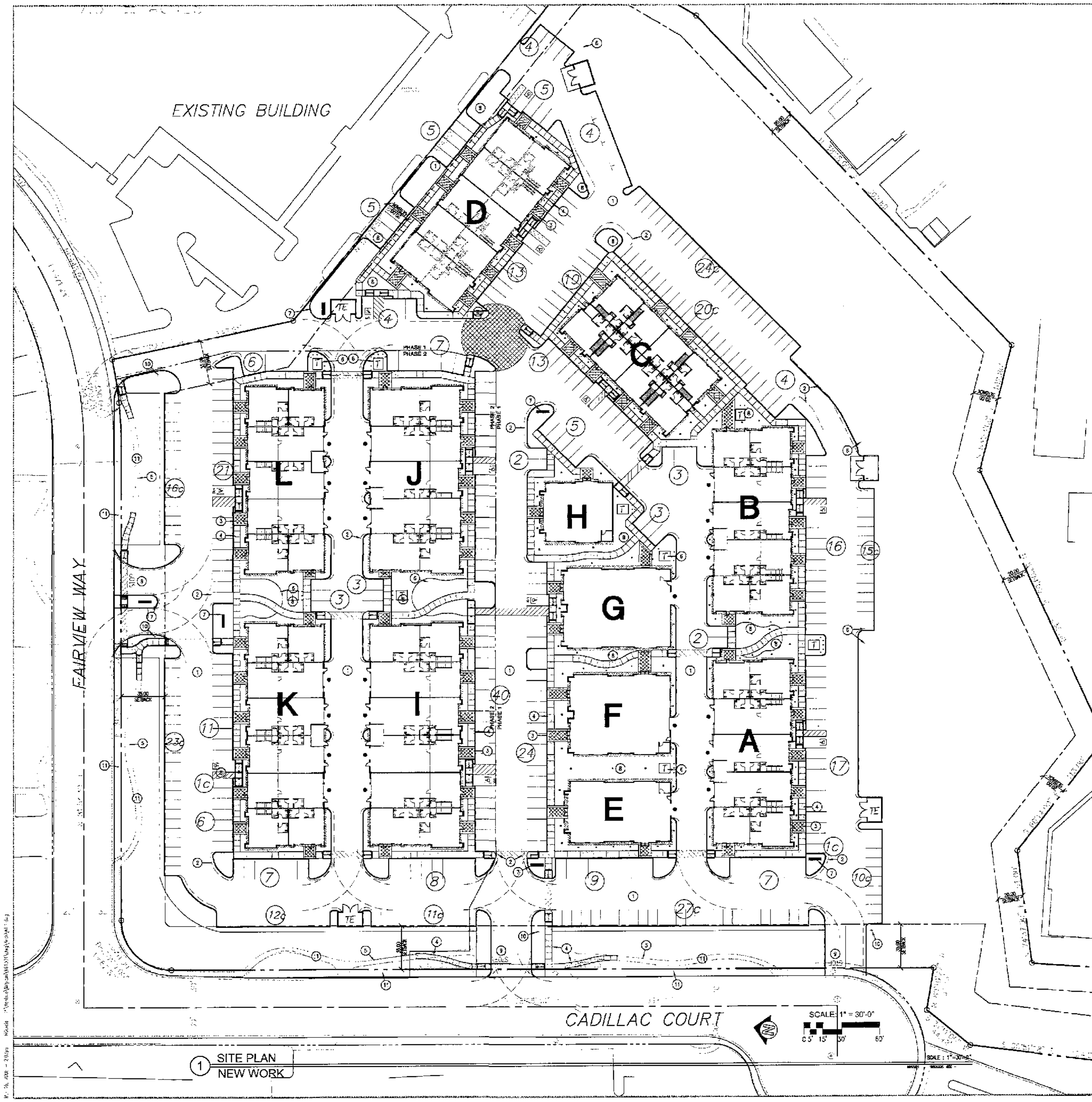
ISSUE DATES

DRAWN BY: ESM GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MCVOY
DES PROJECT NO. 9613.01

BUILDING

A1.0

SHEET



1 SITE PLAN NEW WORK

PROJECT DATA

Assessors Parcel Number: 022-38-016 | Parcel Size: 523,591 S.F.
Zoning: MP-S Industrial Park, PUD 31 | Existing Building Size: 126,280 S.F.(to be demolished)

PHASE 1: Gross Floor Area*	First Floor	Second Floor	Total Condo	PHASE 1:Building Floor Area**	First Floor	Second Floor	Total Condo
Building A	8,594	3,355	11,949	Building A	9,149	3,670	12,819
Building B	8,594	3,355	11,949	Building B	9,149	3,670	12,819
Building C	6,912	4,934	11,846	Building C	7,286	5,352	12,638
Building D	8,339	3,355	11,694	Building D	9,149	3,670	12,819
Building E	3,746	0	3,746	Building E	4,030	0	4,030
Building F	4,808	0	4,808	Building F	5,127	0	5,127
Building G	5,146	0	5,146	Building G	5,474	0	5,474
Building H	2,477	0	2,477	Building H	2,705	0	2,705
Phase 1 Total	48,616	14,999	63,615	Phase 1 Total	52,069	16,362	68,431

	Standard	Accessible****	Compact	Total
PARKING REQUIRED***:	122	5	85 (40%)	212
PARKING PROVIDED:	148	7	97 (38.5%)	252

PHASE 2: Gross Floor Area*	First Floor	Second Floor	Total Condo	PHASE 2:Building Floor Area**	First Floor	Second Floor	Total Condo
Building I	12,096	3,978	16,074	Building I	12,762	4,346	17,108
Building J	10,007	3,355	13,362	Building J	10,616	3,670	14,280
Building K	10,388	3,978	14,366	Building K	11,002	4,346	15,348
Building L	8,594	3,355	11,949	Building L	9,149	3,670	12,819
Phase 2 Total	41,085	14,666	55,751	Phase 2 Total	43,523	16,032	59,565

	Standard	Accessible****	Compact	Total
PARKING REQUIRED***:	108	4	74 (40%)	186
PARKING PROVIDED:	108	4	63 (36%)	175

PROJECT TOTAL

TOTAL: Gross Floor Area*	First Floor	Second Floor	Total Condo	TOTAL:Building Floor Area**	First Floor	Second Floor	Total Condo
Project Total	89,700	29,655	119,365	Project Total	95,585	32,394	127,996

	Standard	Accessible****	Compact	Total
PARKING REQUIRED***:	230	9	159 (40%)	398
PARKING PROVIDED:	270	11	160 (37.5%)	427

* Gross Floor Area measurement inside of the walls per City of Milpitas requirements
** Building Floor Area measurement: Outside face of the wall per building code.
*** Parking required is 1 stall per 300 sq.ft. of *Gross Floor Area
****Accessible Per CBC Table 11B-6, 9 Accessible spaces req. This appl. 9 Acc. spaces provided
Per CBC 1129 3.2, 1 Van Space per 8 Stalls req. This appl. 5 Van spaces provided.

NOTE: PHASE 1 PARKING AVAILABLE DURING THE CONSTRUCTION OF PHASE 2 WILL BE 218

SITE LEGEND

- T — (N) 208V, 2000AMP TRANSFORMER. 5'x5'-10" ON 6'-10"x6'-6" CONCRETE PAD (TYP.)
- TE — NEW TRASH ENCLOSURE. SEE DETAILS 1/A8.1, 2/A8.1, 3/A8.1, 4/A8.1, 5/A8.1
- 6 — REGULAR PARKING STALL (9.5' X 18')
- 6c — COMPACT PARKING STALL (7.5' X 15')
- • • • • — ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE
- • — ROLL-UP DOOR
- ASSUMED PROPERTY LINE
- SET BACK LINES
- FIRE LANE, CURB TO BE PAINTED RED
- SITE SIGNAGE
- FIRE TRUCK TURNING RADIUS
- (E) F.H. — EXISTING FIRE HYDRANTS
- (N) F.H. — NEW FIRE HYDRANTS

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING, STORM WATER MANAGEMENT, SITE UTILITIES, FIRE WATER LINE AND HYDRANT LOCATIONS, PAVING, CURB AND GUTTER DETAILS, AND HORIZONTAL CONTROL DIMENSIONS.
2. REFER TO LANDSCAPE DRAWING FOR CONCRETE WALKS, PAVING, BERMS, LANDSCAPING AND IRRIGATION.
3. ALL PARKING STRIPING SHALL BE PER LOCAL AUTHORITY STANDARDS.
4. PLANS FOR FIRE HYDRANTS AND FIRE SPRINKLERS MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.
5. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT STANDARDS.
6. NEW FIRE HYDRANT LOCATION WITH BOLLARDS PER LOCAL FIRE DEPARTMENT STANDARDS, SEE SITE LEGEND.
7. AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARD(S)
NFPA 13 – COMMERCIAL
NFPA 13 231 – GENERAL STORAGE
NFPA 231C – RACK STORAGE OF MATERIALS
8. ALL PARKING STALL STRIPING SHALL BE PER LOCAL JURISDICTION STANDARDS.
9. ♿ DENOTES PARKING STALL FOR THE PHYSICALLY DISABLED (9'-0" WIDE X 18'-0" LONG) WITH A 5'-0" WIDE LOADING AREA. PROVIDE AN 8'-0" WIDE LOADING AREA AT VAN PARKING.
10. FIRE LANE TO BE CONTINUOUSLY PAVED TO ACCOMMODATE 40,000 POUNDS.
11. FIRE LANE SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13'-6" AND PROVIDE ACCESS TO FIRE APPARATUS WITH AN EXTERIOR TURNING RADIUS OF 48'-0"(MIN.) AND AN INTERIOR RADIUS OF 28'-0"(MAX.)
12. SITE DRAINAGE SHALL NOT FLOW ACROSS PEDESTRIAN WALKWAYS.
13. ALL DIMENSIONS ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE, OR CENTERLINE OF PARKING STALL UNLESS NOTED OTHERWISE.
14. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
15. REFER TO CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
16. CONCRETE WALK SHALL RECEIVE EXPANSION JOINTS AT 15'-0" O.C. MAX. AND CONTROL JOINTS AT 5'-0" O.C. MAX BETWEEN EXPANSION JOINTS UNLESS NOTED OTHERWISE.

SHEET NOTES

1. ASPHALT PAVING
2. FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CURB TO BE PAINTED RED (TYP.)
3. BUILDING ENTRY HARDSCAPE, SEE LANDSCAPE DRAWINGS. (TYP.)
4. CONCRETE WALK, SEE LANDSCAPE DRAWINGS. (TYP.)
5. EXISTING CONCRETE WALK
6. TRANSFORMER
7. SITE SIGNAGE, SEE DRAWINGS BY SUPERIOR ELECTRICAL ADVERTISINGS.
8. LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS. (TYP.)
9. 'STOP' SIGN AND ROAD STRIPING PER CALIFORNIA "TRAFFIC MANUAL" & "UNIFORM SIGN CHART"
10. 15 MPH SPEED RESTRICTION SIGNAGE PER CALTRANS
11. REMOVE AND REPLACE DAMAGED SIDEWALKS, CURBS AND GUTTERES WHERE PROPERTY LINE FRONTS CADILLAC CT. AND/OR FAIRWAY WAY. (TYP.)

DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

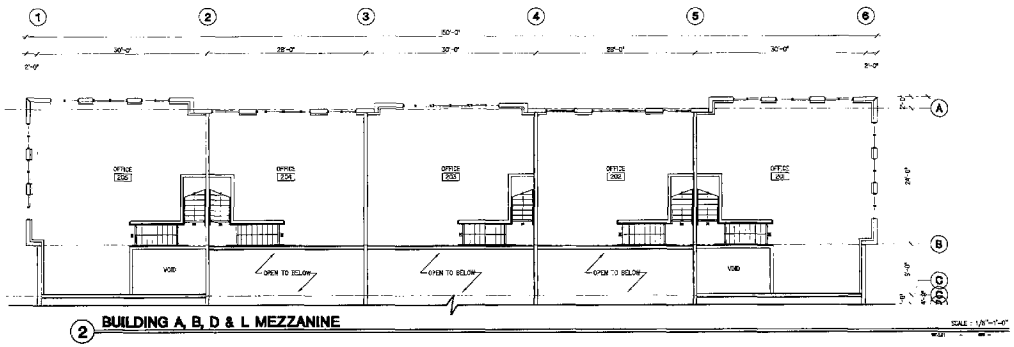
SITE PLAN
NEW WORK

ISSUE DATES
SITE AND ARCHITECTURAL REVIEW 07.01.05
SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
PERMIT APPLICATION 02.10.06
SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
DEMOLITION PERMIT APPLICATION 03.01.06
SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINCEY
DES PROJECT NO 9613.01

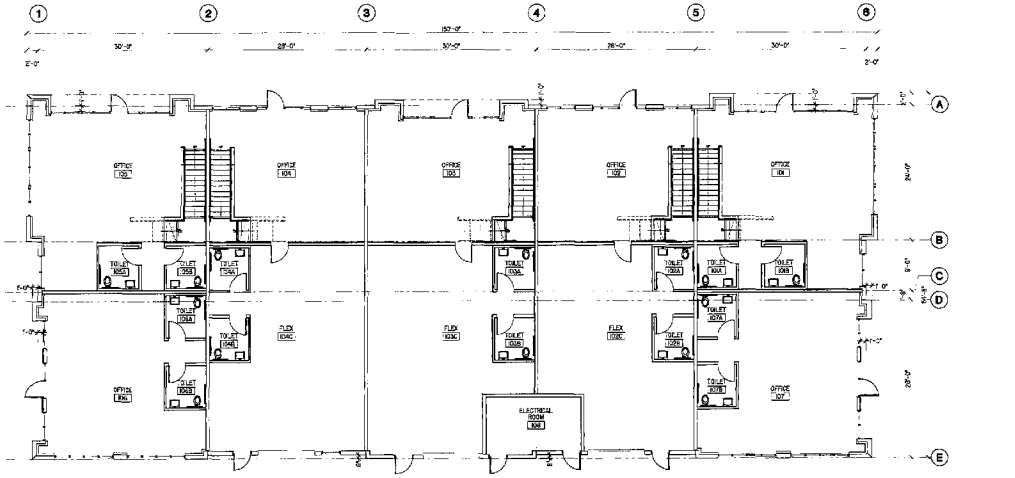
REGISTERED PROFESSIONAL ENGINEER STEPHEN D. MINCEY No. C 33341 EXP. 5-30-02 CIVIL STATE OF CALIFORNIA

A1.1
SHEET



2 **BUILDING A, B, D & L MEZZANINE**

SCALE : 1/8"=1'-0"



1 **BUILDING A, B, D & L FIRST FLOOR PLAN**

SCALE : 1/8"=1'-0"

LEGEND

GENERAL NOTES

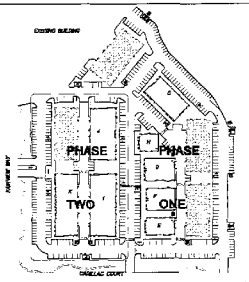
1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.
2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.
3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.
4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN FULL WALL CONSTRUCTION.
5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC., TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL WAINSCOTING, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATE SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.
6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 6" CLEAR AT STRIKE SIDE.
7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.
8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.
10. FURNISH AND INSTALL 16 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK: JANITORIAL DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.
11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.
12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.
13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.
14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.
15. PROVIDE AND LOCATE, ACCESS DOORS, AND PANELS IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL EXIT CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
19. REFERENCE PLUMBING, CIVIL, AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.
20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.
21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.
22. ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REMOTE DIFFUSER IS LESS THAN 50 FEET PER SECOND, THE DIFFUSER SHALL BE PLACED MORE THAN 6 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1222.2.1.

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
398 BRADFORD STREET
REDWOOD CITY, CA, 94063
PHONE: (650) 364-5453
FAX: (650) 364-2618
www.des-se.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

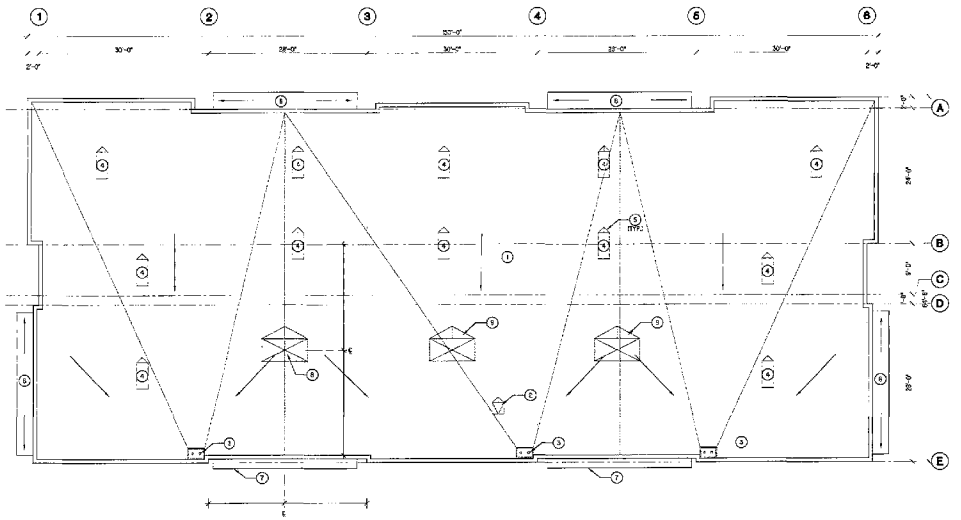
BUILDING A, B, D & L
FLOOR PLANS

ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW 07.01.05
SITE AND ARCHITECTURAL REVIEW Phase 1 10.24.05
SITE AND ARCHITECTURAL REVIEW Phase 2 12.23.05
PERMIT APPLICATION 05.17.06
SITE AND ARCHITECTURAL REVIEW Phase 3 08.30.06
DEMOLITION PERMIT APPLICATION 09.01.06
SITE AND ARCHITECTURAL REVIEW 1.30.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVEN MACKEY
DES PROJECT NO: 9613.01

BUILDING A,B,D,L

SHEET A2.1



1 BUILDING A, B, D & L ROOF PLAN

SCALE : 1/8"=1'-0"

LEGEND

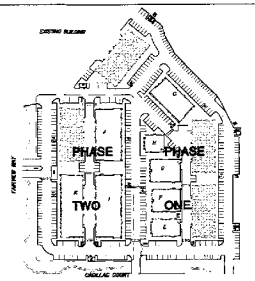
GENERAL ROOF NOTES

1. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES, POWER, WATER AND DRAIN LOCATIONS AND INSTALLATION REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
2. MECHANICAL AND PLUMBING EQUIPMENT PLATFORM DIMENSIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE ADJACENT ROOF ELEVATION.
3. VENTS THROUGH THE ROOF SHALL BE INSTALLED 10'-0" FROM AND TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
4. LEAD FLASHING TO BE USED AT ALL ROOF DRAIN AND OVERFLOW PENETRATIONS.
5. SEE PLUMBING DRAWINGS FOR ALL ROOF DRAIN SIZES.
6. ALL ROOF SURFACES SHALL SLOPE AT A MINIMUM OF ¼ INCH PER FOOT IN ALL DIRECTIONS. SINGNOTE SHALL BE USED ON THE HIGH SIDE OF ALL EQUIPMENT PLATFORMS.
7. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
8. SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT, SHAFT, AND PENETRATION LOCATIONS.
9. ORIENT SKYLIGHT / SMOKE HATCH HINGES TOWARDS DOMINANT PREVAILING WIND.
10. ALL ENDGRET WASTE PIPING ON ROOF SHALL BE TYPE "L" COPPER ATTACHED BY PIPE STRAPS NAILED TO 2 X 4 REDWOOD BLOCKING. FLASHING SHALL BE SET IN MASTIC AT 6'-0" O.C. PIPING SHALL BE SLOPED AND TERMINATE IN AN APPROVED RECEPTOR. PIPING TO BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING LINES.
11. ALL ROOFING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY AGENCY WIND DESIGN ACCORDANCES.
12. REFER TO STRUCTURAL DRAWINGS TO CONFIRM ROOF ELEVATIONS.
13. ALL ROOF ELEVATIONS INDICATE BOTTOM OF SHEATHING FROM FINISHED FLOOR DATUM ELEVATION 0'-0". SEE STRUCTURAL DRAWINGS.
14. ROOFING: UL CLASS 1 – FIRE RETARDANT RATED AS MANUFACTURE BY TAF, MANVILLE OR EQUAL.
15. OVERFLOW SCUPPERS SHALL BE A TIMES THE AREA OF THE ROOF DRAIN INLET, LOCATED 2" ABOVE THE LOW POINT OF THE ADJACENT FINISHED ROOF PER SMC SECTION 5.

SHEET NOTES

1. BUILT-UP ROOFING
2. ROOF HATCH, SEE (2/A5.1)
3. ROOF SUMP & OVERFLOW DRAIN, SEE (3/A5.1)
4. ROOF CURB MOUNTED MECHANICAL EQUIPMENT, SEE (1/A5.1)
5. SKYLIGHT, SEE (1/A5.1)
6. DECORATIVE METAL CANOPY, SEE (3/A5.1) (4/A5.1) (5/A5.1)
7. METAL CANOPY, SEE (2/A5.1)
8. FIRE RESISTANCE VENTED SKYLIGHT/SMOKE HATCH ENTHUSIAST LOCATION NOT TO BE IN CONFLICT WITH FRAMING, SPRINKLER LINES, CONDUITS, PIPES AND LIGHTING. SEE (4/A5.1)

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6463
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING A, B, D & L
ROOF PLANS

ISSUE DATES

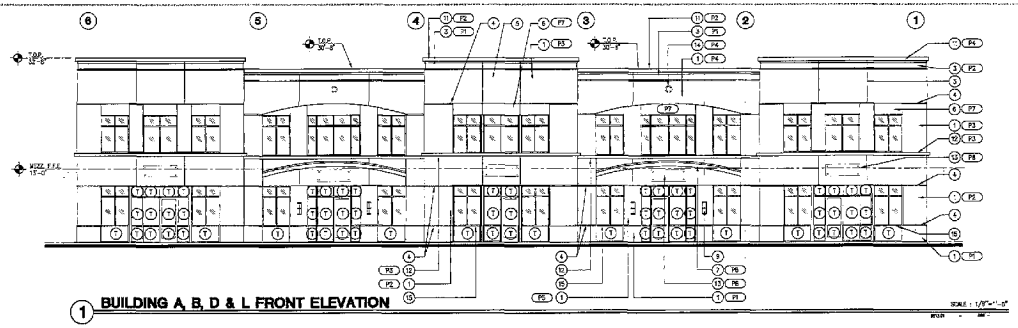
SITE AND ARCHITECTURAL REVIEW
07.01.05
SITE AND ARCHITECTURAL REVIEW revision 1
10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2
12.23.05
PERMIT APPLICATION
05.12.06
SITE AND ARCHITECTURAL REVIEW revision 3
05.22.06
DEMOLITION PERMIT APPLICATION
03.01.06
SITE AND ARCHITECTURAL REVIEW
1.22.06

DRAWN BY: NICK GARCIA
REVIEWED BY: KEITH LE ROUX
APPROVED BY: STEVE MINDRY
DES PROJECT NO. 9613.01

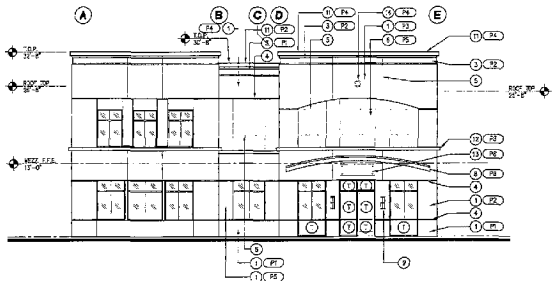
REGISTERED PROFESSIONAL ENGINEER
STEVEN D. MINDRY
No. C 33341
EXP. 6-30-08
CIVIL
STATE OF CALIFORNIA

BUILDING A,B,D,L

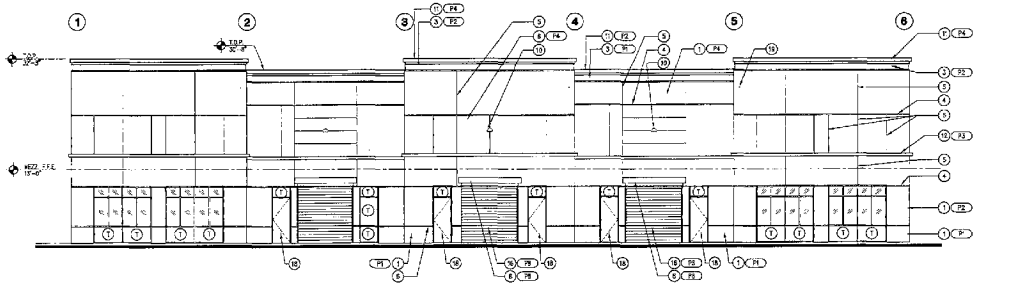
SHEET A2.2



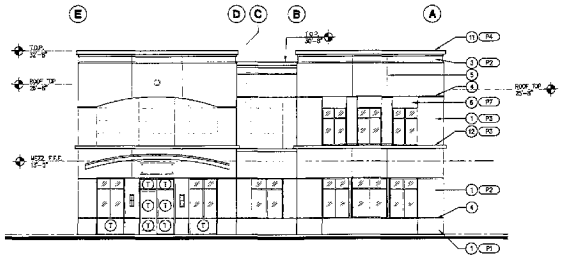
1 BUILDING A, B, D & L FRONT ELEVATION



2 BUILDING A, B, D & L SIDE ELEVATION



3 BUILDING A, B, D & L REAR ELEVATION



4 BUILDING A, B, D & L SIDE ELEVATION

LEGEND

T TEMPERED GLASS

VG VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-D.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE DESIGN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN CBC CHAPTER 16, PART 6 (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-.
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2405.5).
7. THE FRAMING MEMBERS FOR EACH MONOLITHIC GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 1", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION 1605.3 (CBC SEC. 2404.3).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION.

SHEET NOTES

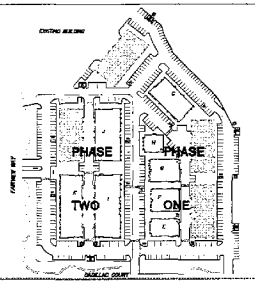
1. REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 2" WIDE BY 2" DEEP REVEAL
5. 2" V REVEAL
6. 2" REVEAL
7. DECORATIVE METAL CANOPY. SEE DETAILS: 7/A3.1, 8/A3.1, 9/A3.1
8. METAL CANOPY. SEE DETAIL 10/A3.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM PROPERTY SIGN. 6'-0"x2'-6" (N.I.C.)
14. 10" DIAMETER FOAM MOLDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CLIFFS	KI
P2		581	CITY SCAPE	KI
P3		611	SEA GULL GREY	KI
P4		719	PELAN	KI
P5		824	HISTORIC TAN	KI
P6		304	CHESTNUT	KI
P7		1483	BLACK SABLE	KI
P8	PRE-FINISHED METAL	SR-378	TAUPE	TP MATCH GARLAND

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING A, B, D, L
ELEVATIONS

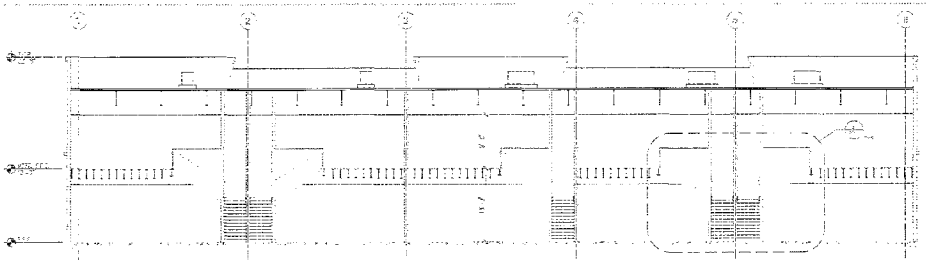
ISSUE DATES:
07.21.05
SITE AND ARCHITECTURAL REVIEW
10.24.05
SITE AND ARCHITECTURAL REVIEW Version 2
12.23.05
PERMIT APPLICATION
01.17.06
SITE AND ARCHITECTURAL REVIEW Version 3
02.22.06
DEMOLITION PERMIT APPLICATION
03.01.06
SITE AND ARCHITECTURAL REVIEW
3.20.06

DRAWN BY: RICK SANZ A.
REVIEWED BY: SOUTH PI ROUTE
APPROVED BY: STEVE MACEY
DES PROJECT NO. 9613.01

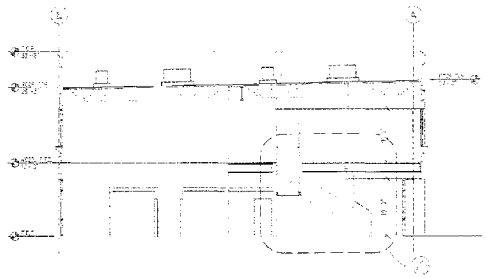
No. C 33341
Exp. 6-30-08
STATE OF CALIFORNIA
CIVIL

2.2006

BUILDING A,B,D,L
SHEET A3.1



1 BUILDING A, B, D & L SECTION



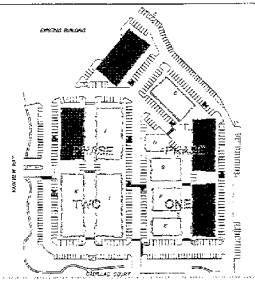
2 BUILDING A, B, D & L SECTION

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-5453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

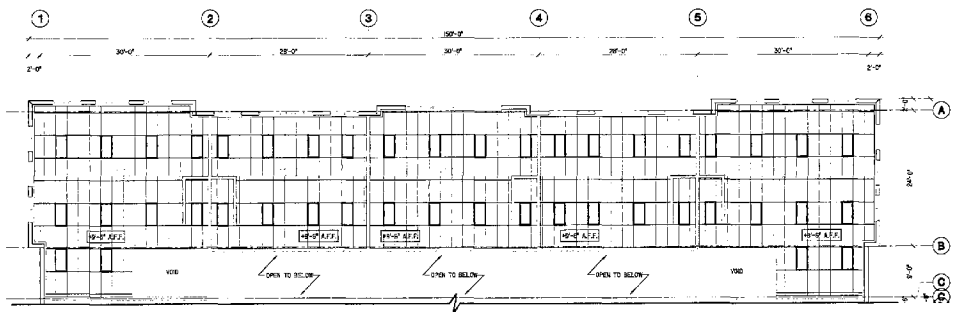
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING A, B, D & L
SECTIONS

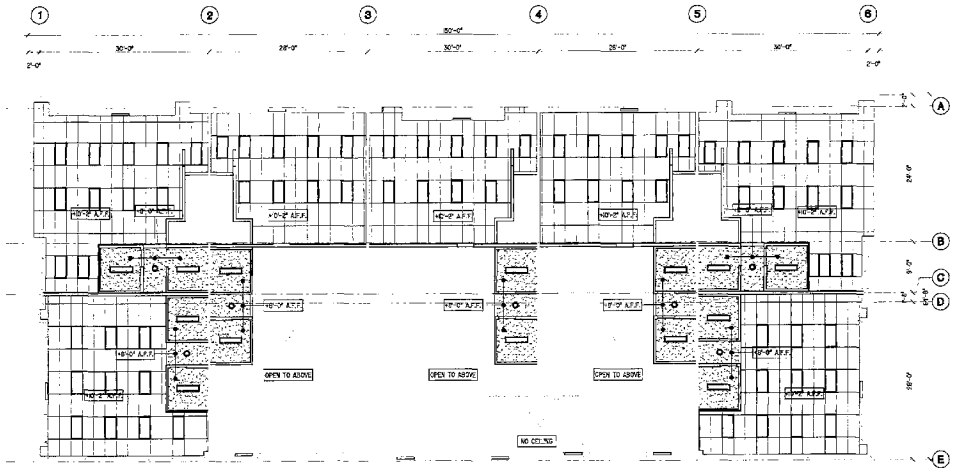
ISSUE DATES

DRAWN BY
REVIEWED BY
APPROVED BY
DES PROJECT NO. 9913.01

BUILDING
A,B,D,L A3.2
SHEET



2 BUILDING A, B, D & L MEZZANINE REFLECTED CEILING PLAN



1 BUILDING A, B, D & L FIRST FLOOR REFLECTED CEILING PLAN

LEGEND

2'x4' SUSPENDED CEILING GRID WITH 2'x4'-0" ACOUSTICAL TILE

5/8" TYPE 'X' GYP. BD. CEILING

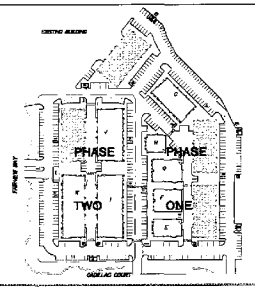
2'x4' FLUORESCENT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

2'x4' PARABOLIC FLUORESCENT LIGHT FIXTURE (3 LAMPS). SEE ELECTRICAL DRAWINGS.

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA, 94063
PHONE: (650) 364-5453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

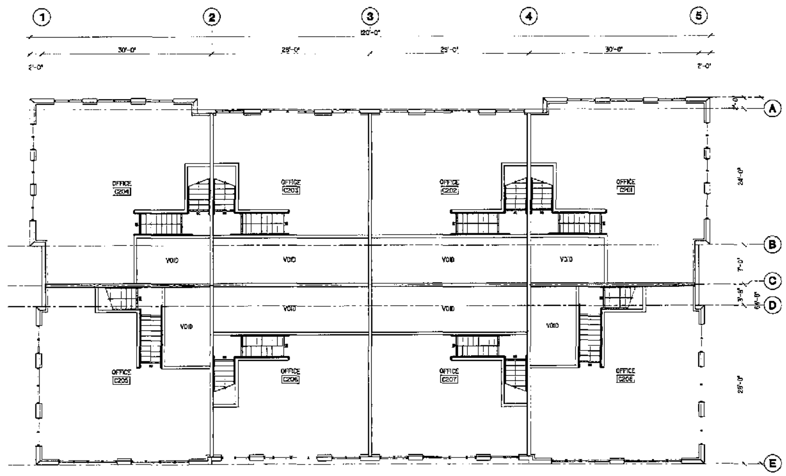
BUILDING A, B, D & L
REFLECTED
CEILING PLANS

ISSUE DATES

DRAWN BY: RICK CURTIS
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINDY
DES PROJECT NO: 9813.01

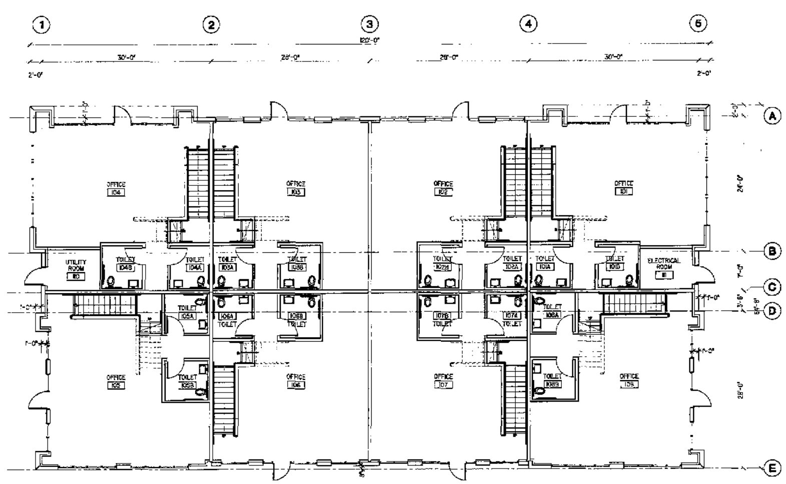
BUILDING A,B,D,L

SHEET A6.1



2 BUILDING C SECOND FLOOR PLAN

SCALE : 1/8"=1'-0"



1 BUILDING C FIRST FLOOR PLAN

SCALE : 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB. FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.

2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.

4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE.

7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.

8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

10. FURNISH AND INSTALL 16 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.

12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.

13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.

15. PROVIDE AND LOCATE, ACCESS DOORS, AND PANELS IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

19. REFERENCE PLUMBING, CIVIL AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.

20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.

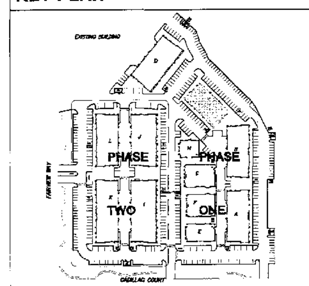
22. ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 8 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1202.2.1.

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES ARCHITECTS ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

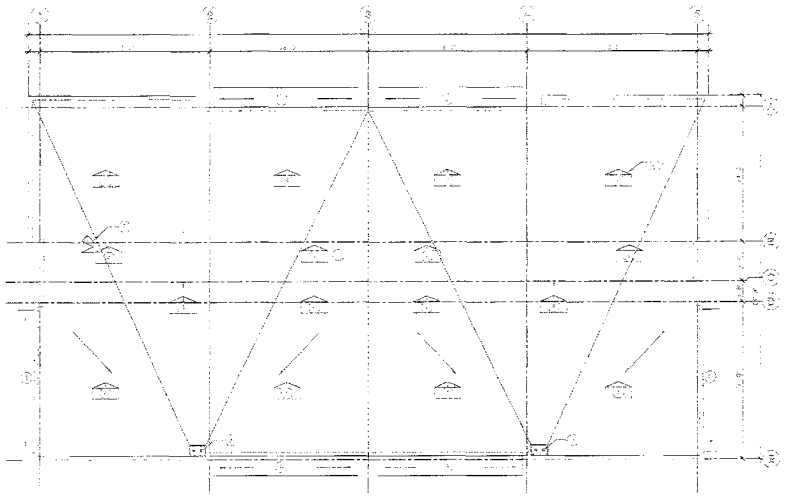
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING C
FLOOR PLANS

ISSUE DATES.	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.27.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06
DRAWN BY	RICK GARCIA
REVIEWED BY	RALPH LE ROUX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO	9613.01

BUILDING C

SHEET A2.1



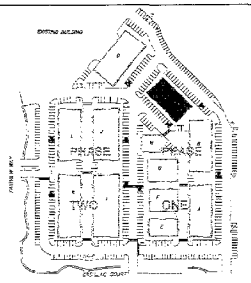
1 BUILDING C ROOF PLAN

LEGEND

GENERAL ROOF NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

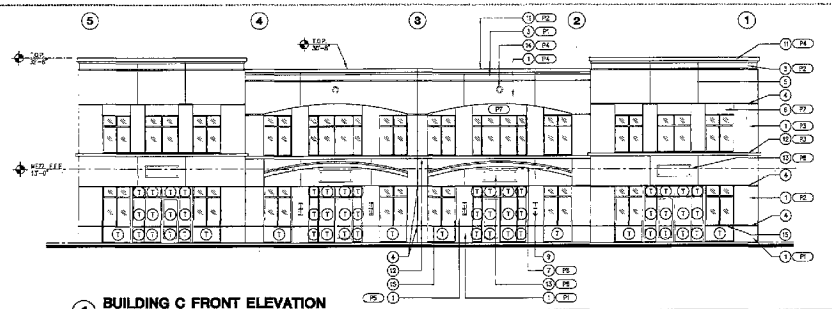
BUILDING C
ROOF PLANS

ISSUE DATA

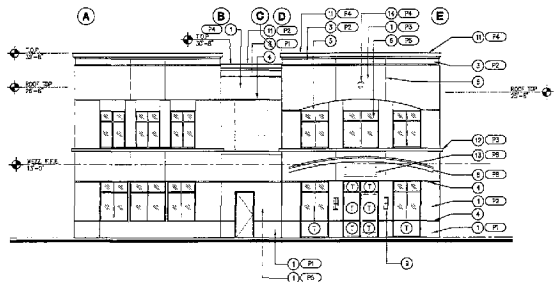
DESIGNED BY
REVIEWED BY
APPROVED BY
DES PROJECT NO. 9818.01

BUILDING
C

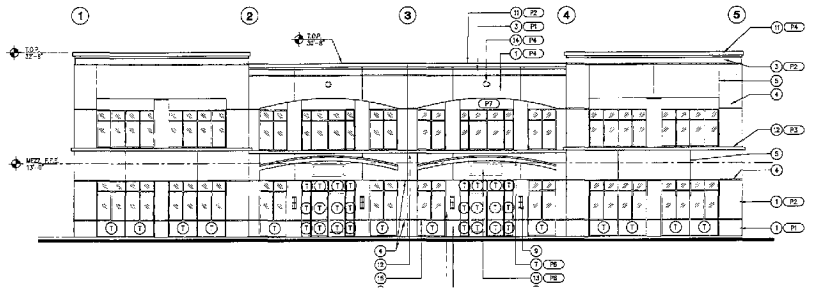
A2.2
SHEET



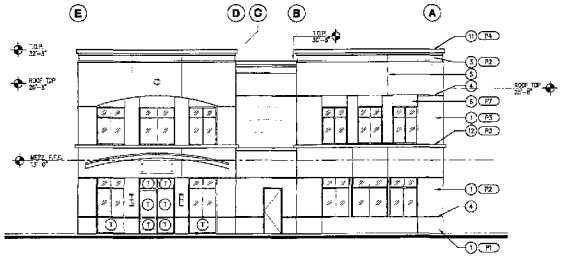
1 BUILDING C FRONT ELEVATION



2 BUILDING C SIDE ELEVATION



3 BUILDING C REAR ELEVATION



4 BUILDING C SIDE ELEVATION

LEGEND

T TEMPERED GLASS

V VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-E.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE DESIGN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN CBC CHAPTER 16, PART 6 (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN CHAPTER 24-1
6. GLASS SHALL BE FINALLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2403.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 1", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHICH THE LOADS ARE COMBINED AS SPECIFIED IN SECTION 2403.8 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION.

SHEET NOTES

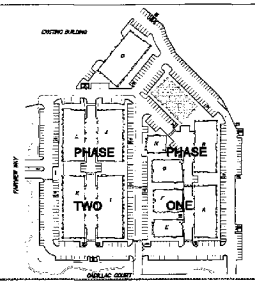
1. REINFORCED CONCRETE TILT-UP PANEL, SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT, SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 2" WIDE BY 3" DEEP REVEAL
5. 3" V REVEAL
6. 2" RECESS
7. DECORATIVE METAL CANOPY, SEE DETAILS 7/A3.1, 8/A8.1, 5/A8.1
8. METAL CANOPY, SEE DETAIL 10/A8.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM PROPERTY SIGN, 8'-0"x2'-0" (N.I.C.)
14. 10" DIAMETER FOAM MOLDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	MEDIUM/CODE	COLOR	MANUFACTURER
P1		452	MONTEREY CLIFFS	KI
P2		591	CITY SCAPE	KI
P3		611	SEA GULL GREY	KI
P4		719	PILLAR	KI
P5		624	HISTORIC TAN	KI
P6		304	CHESTNUT	KI
P7		1493	BLACK SABLE	KI
P8	PRE-FINISHED METAL	SR.378	TALBOT	"B" BATCH GARLAND

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

ELEVATIONS

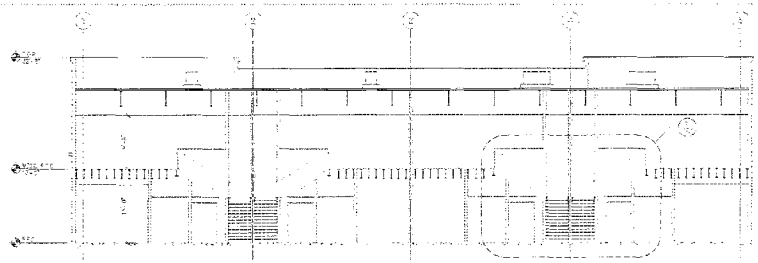
ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW 07.01.05
SITE AND ARCHITECTURAL REVIEW revision 1 12.20.05
SITE AND ARCHITECTURAL REVIEW revision 2 12.22.05
PERMIT APPLICATION 05.19.06
SITE AND ARCHITECTURAL REVIEW revision 3 07.20.06
DEMOLITION PERMIT APPLICATION 09.27.06
SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVEN MINCH
DES PROJECT NO.: 9613.01

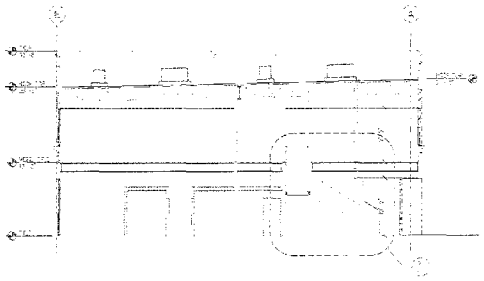
No. C 33341 EXP. 6-30-08 CIVIL STATE OF CALIFORNIA

BUILDING C

A3.1 SHEET



1 BUILDING C1 SECTION



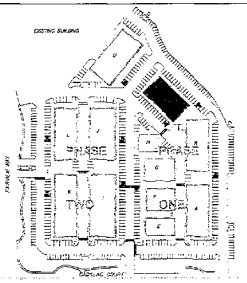
2 BUILDING C1 SECTION

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

SECTIONS

ISSUE DATES

DRAWN BY

REVIEWED BY

APPROVED BY

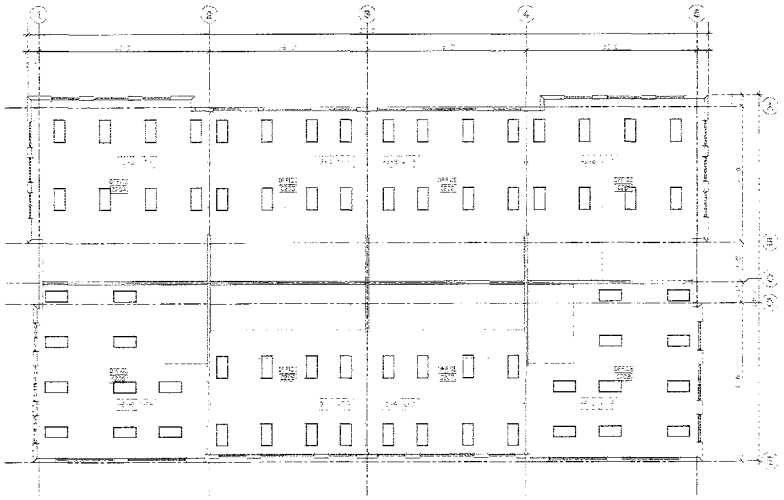
DES PROJECT NO. 6812.01

BUILDING

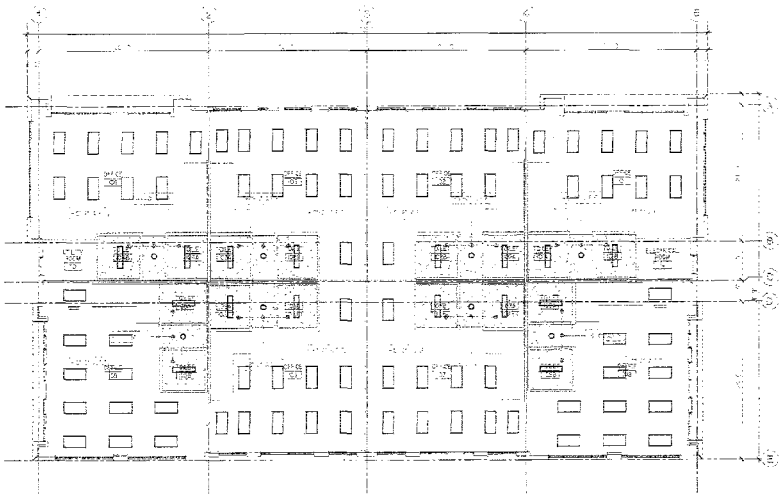
C

A3.2

SHEET



2 BUILDING C MEZZANINE REFLECTED CEILING PLAN



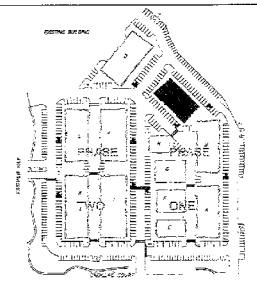
1 BUILDING C FIRST FLOOR REFLECTED CEILING PLAN

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-5453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1135 Cadillac Ct.
Milpitas, CA 95035

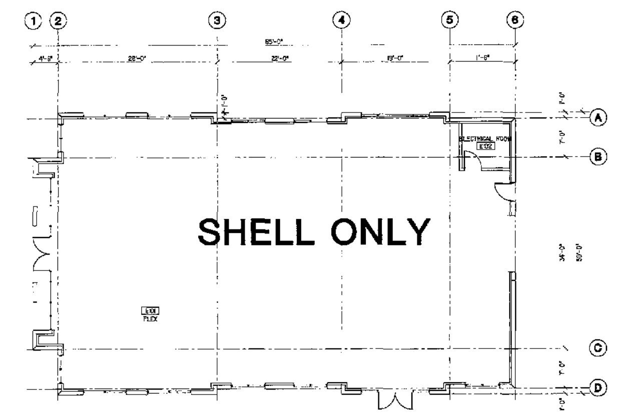
BUILDING C
REFLECTED
CEILING PLANS

ISSUE DATES

DRAWN BY
REVIEWED BY
APPROVED BY
DES PROJECT NO. 9813.01

BUILDING
C

A6.1



1 BUILDING E FIRST FLOOR PLAN

SCALE : 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB. FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.

2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.

4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE.

7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.

8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

10. FURNISH AND INSTALL 15 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.

12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.

13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.

15. PROVIDE AND LOCATE, ACCESS DOORS, AND PANELS IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

19. REFERENCE PLUMBING, CIVIL, AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.

20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.

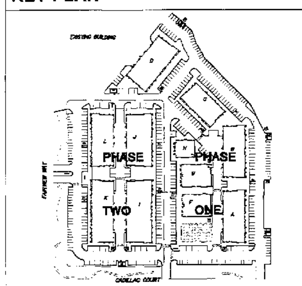
22. ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 8 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1202.2.1.

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

ISSUE DATES:	
	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06

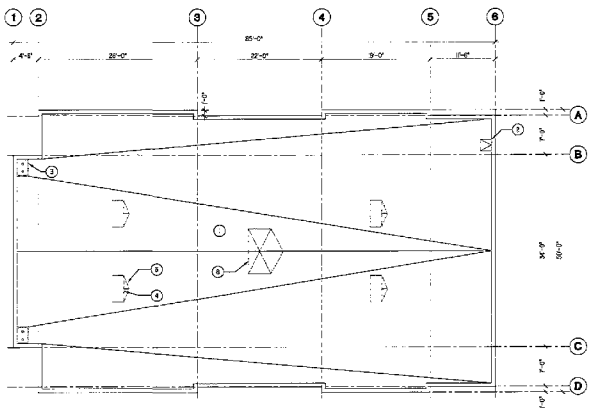
DRAWN BY:	RICK GARCIA
REVIEWED BY:	RALPH LE ROUX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO.	9613.01

BUILDING

E

A2.1

SHEET



1 **BUILDING E ROOF PLAN** SCALE : 1/8"=1'-0"

LEGEND

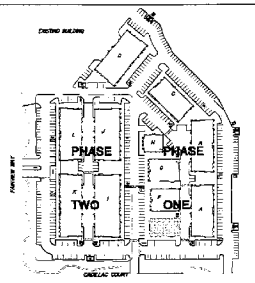
GENERAL ROOF NOTES

1. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES, CURBS, PITCH POCKETS AND DRAIN LOCATIONS AND INSTALLATION REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
2. MECHANICAL AND PLUMBING EQUIPMENT PLATFORM DIMENSIONS SHALL BE A MINIMUM OF 6 INCHES ABOVE ADJACENT ROOF ELEVATION.
3. VENTS THROUGH THE ROOF SHALL BE INSTALLED 10'-0" FROM AND TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
4. LEAD FLASHING TO BE USED AT ALL ROOF DRAIN AND OVERFLOW PENETRATIONS.
5. SEE PLUMBING DRAWINGS FOR ALL ROOF DRAIN SIZES.
6. ALL ROOF SURFACES SHALL SLOPE AT A MINIMUM OF ¼ INCH PER FOOT IN ALL DIRECTIONS. CRICKETS SHALL BE USED ON THE HIGH SIDE OF ALL EQUIPMENT PLATFORMS.
7. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
8. SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT, SHAFT, AND PENETRATION LOCATIONS.
9. ORIENT SKYLIGHT / SMOKE HATCH HINGES TOWARD THE PREVAILING WIND.
10. ALL INDIRECT WASTE PIPING ON ROOF SHALL BE TYPE "L" COPPER ATTACHED BY PIPE STRAPS NAILED TO 2 X 4 REDWOOD BLOCKING. BLOCKING SHALL BE SET IN MASTIC AT 6'-0" O.C. PIPING SHALL BE SLOPED AND TERMINATE IN AN APPROVED RECEPTOR. PIPING TO BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING ELEVATIONS.
11. ALL ROOFING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY AGENCY AND CODE ACCEPTANCE.
12. REFER TO STRUCTURAL DRAWINGS TO CONFIRM ROOF ELEVATIONS.
13. ALL ROOF ELEVATIONS INDICATE BOTTOM OF SHEATHING FROM FINISHED FLOOR DATUM ELEVATION 0'-0". SEE STRUCTURAL DRAWINGS.
14. ROOFING: UL CLASS 1 – FIRE RETARDANT RATING AS MANUFACTURE BY GAF, MANVILLE OR EQUAL.
15. OVERFLOW SCUPPERS SHALL BE 2 TIMES THE AREA OF THE ROOF DRAIN INLET, LOCATED 2" ABOVE THE LOW POINT OF THE ADJACENT FINISHED ROOF PER CBC 1611.3(2).

SHEET NOTES

1. BUILT-UP ROOFING
2. ROOF HATCH. SEE (A4.1)
3. ROOF SUMP & OVERFLOW DRAIN, SEE (A5.1)
4. ROOF CURB MOUNTED MECHANICAL EQUIPMENT, SEE (A4.1)
5. DECKET, SEE (A4.1)
6. DECORATIVE METAL CANOPY, SEE (A3.1) (A4.1) (A5.1)
7. METAL CANOPY, SEE (A3.1)
8. 4'x8' FIBERGLASS VENTED SKYLIGHT/SMOKE HATCH, ESTABLISH LOCATION NOT TO BE IN CONFLICT WITH FRAMING, SPRINKLER LINES, CONDUITS, PIPES AND LIGHTING. SEE (A4.1)

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

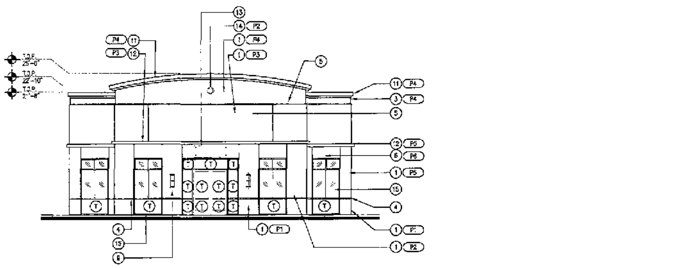
BUILDING E
ROOF PLANS

ISSUE DATES
SITE AND ARCHITECTURAL REVIEW
07.31.06
SITE AND ARCHITECTURAL REVIEW revision 1
10.24.06
SITE AND ARCHITECTURAL REVIEW revision 2
11.30.06
PERMIT APPLICATION
02.15.06
SITE AND ARCHITECTURAL REVIEW revision 3
05.25.06
COMPLETION PERMIT APPLICATION
09.01.06
SITE AND ARCHITECTURAL REVIEW
3.23.06

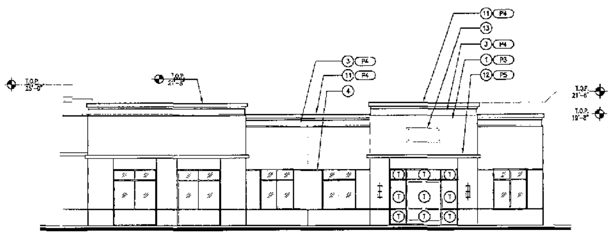
DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LS ADUX
APPROVED BY: STEVE MACKEY
DES PROJECT NO 9613.01

No. C 33341
Exp. 6-30-08
CIVIL
STATE OF CALIFORNIA

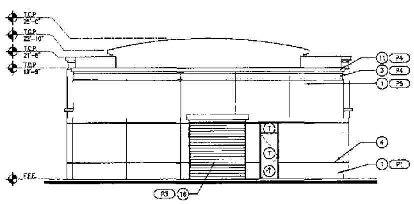
BUILDING E
A2.2
SHEET



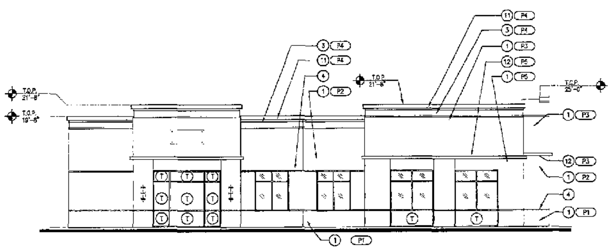
(1) BUILDING E FRONT ELEVATION — SCALE: 1/8"=1'-0"



(2) BUILDING E SIDE ELEVATION — SCALE: 1/8"=1'-0"



(3) BUILDING E REAR ELEVATION — SCALE: 1/8"=1'-0"



(4) BUILDING E SIDE ELEVATION — SCALE: 1/8"=1'-0"

LEGEND

(T) TEMPERED GLASS

[V] VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-D.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN CBC CHAPTER 16, PART II (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2401.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 3/4", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION A603.6 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION.

SHEET NOTES

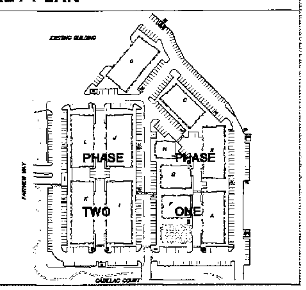
1. REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 2" WIDE BY 3/4" DEEP REVEAL
5. 3/4" V REVEAL
6. 2" RECESS
7. DECORATIVE METAL CANOPY. SEE DETAILS 7/A8.1, 8/A8.1, 9/A8.1
8. METAL CANOPY. SEE DETAIL 10/A8.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM PROPERTY SIGN, 6'-0"x2'-3" (N.I.C.)
14. 10" DIAMETER FOAM MOLDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CLIFFS	ICI
P2		591	CITY SCAPE	ICI
P3		611	SEA GULL GREY	ICI
P4		7.9	PILLAR	ICI
P5		624	HISTORIC TAN	ICI
P6		204	CHESTNUT	ICI
P7		1483	BLACK SABLE	ICI
P8	PRE-FINISHED METAL	SR.378	TAUPE	TP MATCH GARLAND

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

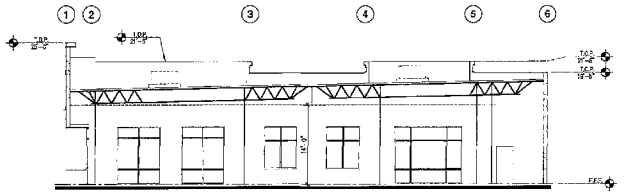
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING E ELEVATIONS

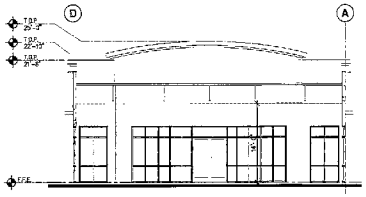
ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW 07.31.05
SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2 12.21.05
PERMIT APPLICATION 02.10.06
SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
DEMOLITION PERMIT APPLICATION 03.01.06
SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY:	RICK GARCIA
REVIEWED BY:	RALPH LE ROUX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO.	9613.01

BUILDING E — SHEET A3.1



1 BUILDING E SECTION



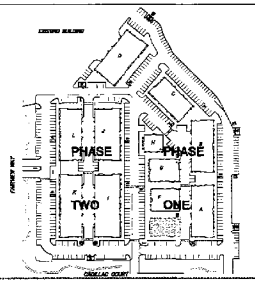
2 BUILDING E SECTION

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

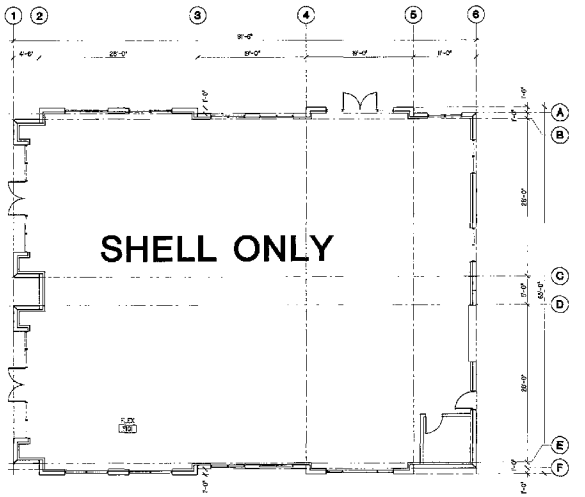
BUILDING E
SECTIONS

ISSUE DATES

DRAWN BY RICK GARCIA
REVIEWED BY RALPH LE ROUX
APPROVED BY STEVE MACKEY
DES PROJECT NO 9613.01

BUILDING E

A3.2
SHEET



1 **BUILDING F FIRST FLOOR PLAN** SCALE: 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FRAMING OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.

2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.

4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC., TO PENETRATE ANY BUILDING TEXTURES, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE PROVIDED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 4" CLEAR AT STRIKE SIDE.

7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OR WALL FINISH MATERIAL.

8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

10. FURNISH AND INSTALL 16 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.

12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.

13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RISES WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.

15. PROVIDE AND LOCATE, ACCESS DOORS, AND PANELS IN ENS WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL RUNS CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

19. REFERENCE PLUMBING, CIVIL AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.

20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

21. PROVIDE SOUND INSULATION AT DEMISING WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.

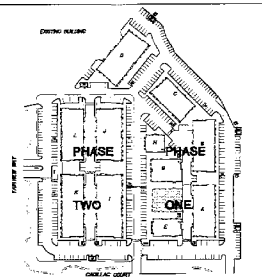
22. ALL ENCLOSED PORTIONS OF BUILDINGS CONFORMABLY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 6 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1202.2.1.

P.J. = PANEL JOINT.

P.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING F
FLOOR PLANS

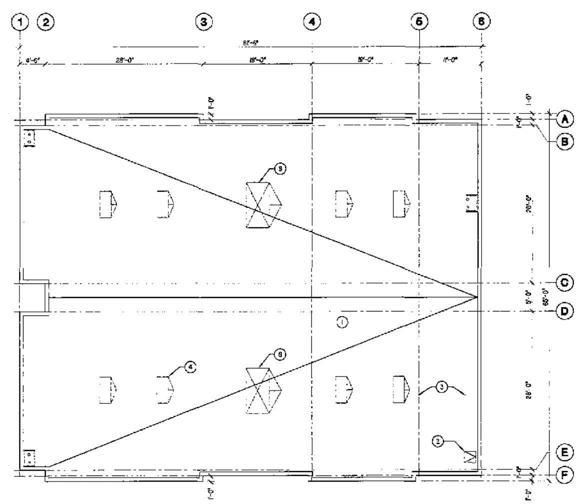
ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW 07.31.05
SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2 12.30.05
PERMIT APPLICATION 05.15.06
SITE AND ARCHITECTURAL REVIEW revision 3 05.25.06
EXCAVATION PERMIT APPLICATION 09.01.06
SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINCEY
DES PROJECT NO: 9613.01

REGISTERED PROFESSIONAL ENGINEER RALPH D. LE ROUX No. C 33541 EXP. 6-30-08 CIVIL STATE OF CALIFORNIA

BUILDING F

A2.1
SHEET



1 **BUILDING F ROOF PLAN**

SCALE: 1/8"=1'-0"

LEGEND

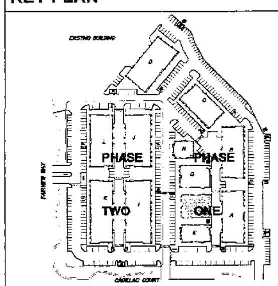
GENERAL ROOF NOTES

1. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES, POWER, WATER AND DRAIN LOCAIONS AND INSTALLATION REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
2. MECHANICAL AND PLUMBING EQUIPMENT PLATFORM DIMENSIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE ADJACENT ROOF ELEVATION.
3. VENTS THROUGH THE ROOF SHALL BE INSTALLED 10'-"0 FROM AND TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
4. LEAD FLASHING TO BE USED AT ALL ROOF DRAIN AND OVERFLOW PENETRATIONS.
5. SEE PLUMBING DRAWINGS FOR ALL ROOF DRAIN SIZES.
6. ALL ROOF SURFACES SHALL SLOPE AT A MINIMUM OF ¼ INCH PER FOOT IN ALL DIRECTIONS. CRICKETS SHALL BE USED ON THE HIGH SIDE OF ALL EQUIPMENT PLATFORMS.
7. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
8. SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT, SHAFT, AND PENETRATION LOCATIONS.
9. ORIENT SKYLIGHT / SMOKE HATCH HINGES TOWARD THE PREVAILING WIND.
10. ALL INDIRECT WASTE PIPING ON ROOF SHALL BE TYPE "L" COPPER ATTACHED BY PIPE STRAPS NAILED TO 2 X 4 REDWOOD BLOCKING. BLOCKING SHALL BE SET IN MASTIC AT 5'-0" O.C. PIPING SHALL BE SLOPED AND TERMINATE IN AN APPROVED RECEPTOR. PIPING TO BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING ELEVATIONS.
11. ALL ROOFING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY AGENCY WIND DESIGN ACCORDANCES.
12. REFER TO STRUCTURAL DRAWINGS TO CONFIRM ROOF ELEVATONS.
13. ALL ROOF ELEVATIONS INDICATE BOTTOM OF SHEATHING FROM FINISHED FLOOR, DATUM ELEVATION 0'-0". SEE STRUCTURAL DRAWINGS.
14. ROOFING: UL CLASS 1 – FIRE RETARDANT RATING AS MANUFACTURE BY GAF, MANVILLE OR EQUAL.
15. OVERFLOW SCUPPERS SHALL BE 3 TIMES THE AREA OF THE ROOF DRAIN INLET, LOCATED 2" ABOVE THE LOW POINT OF THE ADJACENT FINISHED ROOF PER CBC SEC.1506.3.

SHEET NOTES

1. BUILT-UP ROOFING
2. ROOF HATCH, SEE 12/A8.3
3. ROOF SUMP & OVERFLOW DRAIN, SEE 7/A8.3
4. ROOF CURB MOUNTED MECHANICAL EQUIPMENT, SEE 10/A8.3
5. CRICKET, SEE 1/A8.3
6. DECORATIVE METAL CANOPY, SEE 13/A8.3 14/A8.3 15/A8.3
7. METAL CANOPY, SEE 18/A8.3
8. 4'x6' FIBERGLASS VENTED SKYLIGHT/SMOKE HATCH, ESTABLISH LOCATION NOT TO BE IN CONFLICT WITH FRAMING, SPRINKLER LINES, CONDUITS, PIPES AND LIGHTING. SEE 2/A8.3

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING F
ROOF PLANS

ISSUE DATES	
	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06

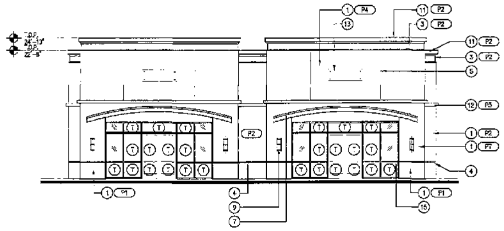
DRAWN BY:	RICK GARCIA
REVIEWED BY:	RALPH LE ROUX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO	9613.01

STEPHEN D. MINCEY No. C 33341 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

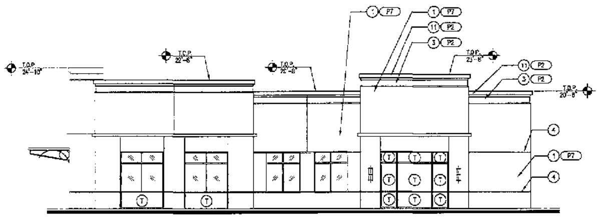
BUILDING F

A2.2

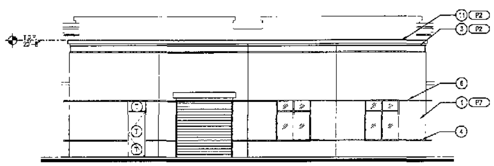
SHEET



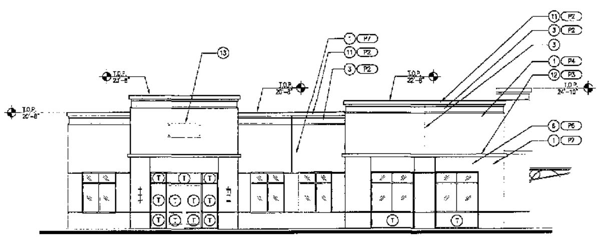
1 **BUILDING F FRONT ELEVATION** SCALE: 1/8"=1'-0"



2 **BUILDING F SIDE ELEVATION** SCALE: 1/8"=1'-0"



3 **BUILDING F REAR ELEVATION** SCALE: 1/8"=1'-0"



4 **BUILDING F SIDE ELEVATION** SCALE: 1/8"=1'-0"

LEGEND

- (T) TEMPERED GLASS
- VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-D.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN CBC CHAPTER 16, PART II (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2404.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 3/4", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION A603.5 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION.

SHEET NOTES

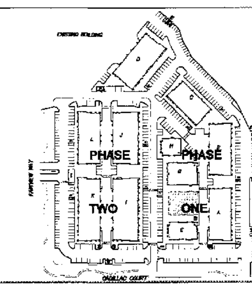
1. REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 2" WIDE BY 3/4" DEEP REVEAL
5. 3/4" V REVEAL
6. 2" RECESS
7. DECORATIVE METAL CANOPY. SEE DETAILS: 7/A8.1, 8/A8.1, 9/A8.1
8. METAL CANOPY. SEE DETAIL 10/A8.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM PROPERTY SIGN, 8'-0"x2'-0" (N.I.C.)
14. 10" DIAMETER FOAM MOLDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CLIFFS	ICI
P2		591	CITY SCAPE	ICI
P3		611	SEA GULL GREY	ICI
P4		719	PILLAR	ICI
P5		624	HISTORIC TAN	ICI
P6		204	CHESTNUT	ICI
P7		1493	BLACK SABLE	ICI
P8	PRE-FINISHED METAL	SR.372	TAUPE	TP MATCH GARLAND

KEY PLAN



DES ARCHITECTS ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING F
ELEVATIONS

ISSUE DATES

- SITE AND ARCHITECTURAL REVIEW 07.01.05
- SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
- SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
- PERMIT APPLICATION 02.10.06
- SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
- DEMOLITION PERMIT APPLICATION 03.01.06
- SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY: RICK GARCIA

REVIEWED BY: RALPH LE ROUX

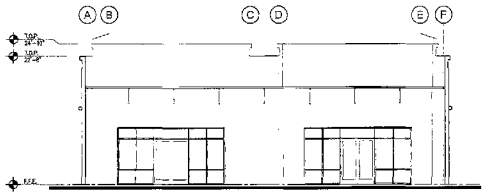
APPROVED BY: STEVE MINCEY

DES PROJECT NO. 9613.01

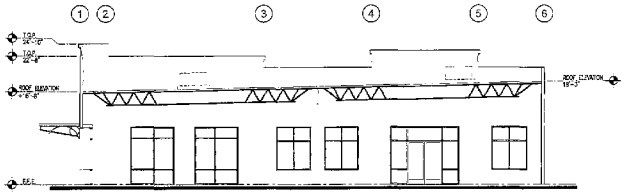
BUILDING F

A3.1

SHEET



1 **BUILDING F SECTION**



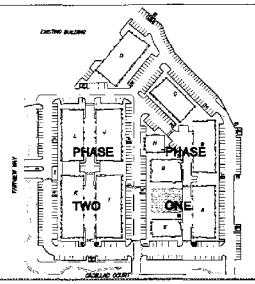
2 **BUILDING F SECTION**

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING F
SECTIONS

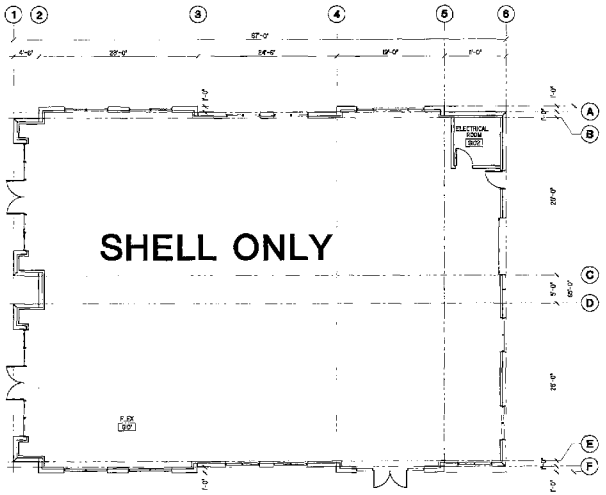
ISSUE DATES
SITE AND ARCHITECTURAL REVIEW
07.01.05
SITE AND ARCHITECTURAL REVIEW revision 1
10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2
12.23.05
PERMIT SUBMITTAL
02.15.06
SITE AND ARCHITECTURAL REVIEW revision 3
05.30.06
DEMOLITION PERMIT SUBMISSION
09.07.06
SITE AND ARCHITECTURAL REVIEW
3.02.09

DRAWN BY: RICK CARDIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MCGLINCY
DES PROJECT NO 9613.01

No. C 33341
Exp. 6-30-09
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
STEPHEN D. MCGLINCY

BUILDING F

A3.2
SHEET



1 BUILDING G FIRST FLOOR PLAN

SCALE : 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.

2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEAN.

4. ALL CONDUIT RUNS IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC., TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT ANY APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 1/2" CLEAR AT STRIKE SIDE.

7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.

8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

10. FURNISH AND INSTALL 18 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.

12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.

13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.

15. PROVIDE AND LOCATE, ACCESS DOORS, AND FRAMES IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE NEARLY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

19. REFERENCE PLUMBING, CIVIL AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO GUTTER AS SHOWN.

20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.

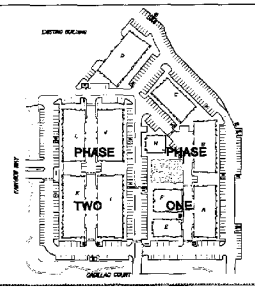
22. ALL ENCLOSED PARKING OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICAL OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE DISTANCE OF AIR AN INTERIOR EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 6 FEET ABOVE THE FLOOR DIRECTLY BENEATH. (SEE SECTION 1203.2.)

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING G
FLOOR PLANS

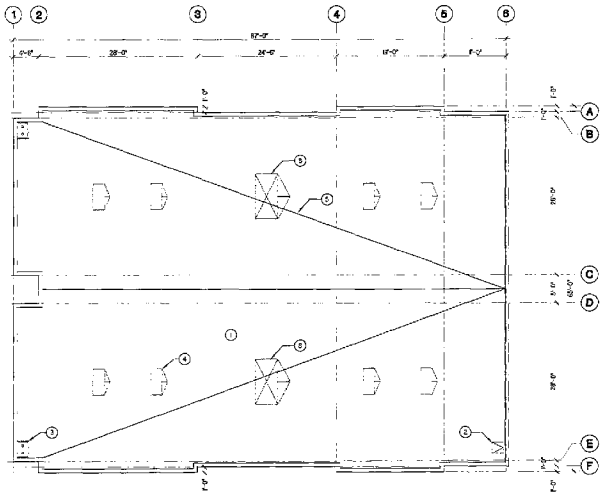
ISSUE DATES
07.01.05
SPR AND ARCHITECTURAL REVIEW
11.04.05
SPR AND ARCHITECTURAL REVIEW revision 1
12.13.05
SPR AND ARCHITECTURAL REVIEW revision 2
12.13.05
PERMIT APPLICATION
03.10.06
SPR AND ARCHITECTURAL REVIEW revision 3
05.05.06
DEMOLITION PERMIT APPLICATION
03.01.06
SPR AND ARCHITECTURAL REVIEW
11.09.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RON PHELPS ROLLIN
APPROVED BY: STEVE MACEY
DES PROJECT NO. 9613.01

No. C 33341
EXP. 6-30-08
CIVIL
STATE OF CALIFORNIA

© 2005

BUILDING
G
A2.1
SHEET



1 BUILDING G ROOF PLAN

SCALE : 1/8"=1'-0"

LEGEND

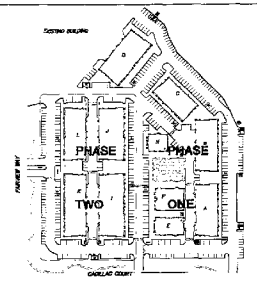
GENERAL ROOF NOTES

1. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND CURBS, POWER, WATER AND DRAIN LOCATIONS AND INSTALLATION REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
2. MECHANICAL AND PLUMBING EQUIPMENT PLATFORM DIMENSIONS SHALL BE A MINIMUM OF 6 INCHES ABOVE ADJACENT ROOF ELEVATION.
3. VENTS THROUGH THE ROOF SHALL BE INSTALLED 10'-0" FROM AND TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
4. LEAD FLASHING TO BE USED AT ALL ROOF DRAIN AND OVERFLOW PENETRATIONS.
5. SEE PLUMBING DRAWINGS FOR ALL ROOF DRAIN SIZES.
6. ALL ROOF SURFACES SHALL SLOPE A" A MINIMUM OF ¼ INCH PER FOOT IN ALL DIRECTIONS. CRICKETS SHALL BE USED ON THE HIGH SIDE OF ALL EQUIPMENT PLATFORMS.
7. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
8. SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT, SHAFT, AND PENETRATION LOCATIONS.
9. ORIENT SKYLIGHT / SMOKE HATCH HINGES TOWARD THE PREVAILING WIND.
10. ALL INTERIOR WASTE PIPING ON ROOF SHALL BE TYPE 'L' COPPER ATTACHED BY PIPE STRAPS NAILED TO 2 X 4 REDWOOD BLOCKING. BLOCKING SHALL BE SET IN MASTIC AT 6'-0" O.C. PIPING SHALL BE SLOPED AND TERMINATE IN AN APPROVED RECEPTOR. PIPING TO BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING ELEVATIONS.
11. ALL ROOFING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY AGENCY WIND DESIGN ACCORDANCES.
12. REFER TO STRUCTURAL DRAWINGS TO CONFIRM ROOF ELEVATIONS.
13. ALL ROOF ELEVATIONS INDICATE BOTTOM OF SHEATHING FROM FINISHED FLOOR, DATUM ELEVATION 0'-0". SEE STRUCTURAL DRAWINGS.
14. ROOFING: UL CLASS 1 – FIRE RETARDANT RATING AS MANUFACTURE BY GAF, MANVILLE OR EQUAL.
15. OVERFLOW SCUPPERS SHALL BE 3 TIMES THE AREA OF THE ROOF DRAIN INLET, LOCATED 2" ABOVE THE LOW POINT OF THE ADJACENT FINISHED ROOF PER CBC 1611.1.

SHEET NOTES

1. BUILT-UP ROOFING
2. ROOF HATCH, SEE A2.1
3. ROOF SUMP & OVERFLOW DRAIN, SEE A2.1
4. ROOF CURB MOUNTED MECHANICAL EQUIPMENT, SEE M
5. CRICKET, SEE A2.1
6. DECORATIVE METAL CANOPY, SEE A2.1 A2.1 A2.1
7. METAL CANOPY, SEE A2.1
8. 4'x8' FIBERGLASS VENTED SKYLIGHT/SMOKE HATCH, ESTABLISH LOCATION NOT TO BE IN CONFLICT WITH FRAMING, SPRINKLER LINES, CONDUITS, PIPES AND LIGHTING. SEE 2 A2.1

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

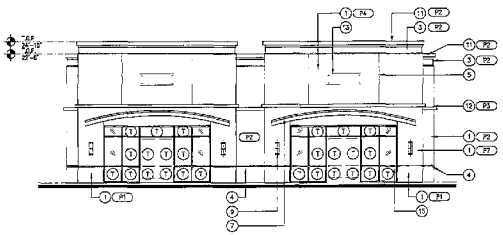
BUILDING G
ROOF PLANS

ISSUE DATES
SITE AND ARCHITECTURAL REVIEW
SITE AND ARCHITECTURAL REVIEW number 1
SITE AND ARCHITECTURAL REVIEW number 2
PERMIT APPLICATION
SITE AND ARCHITECTURAL REVIEW number 3
PERMISSION PERMIT APPLICATION
SITE AND ARCHITECTURAL REVIEW

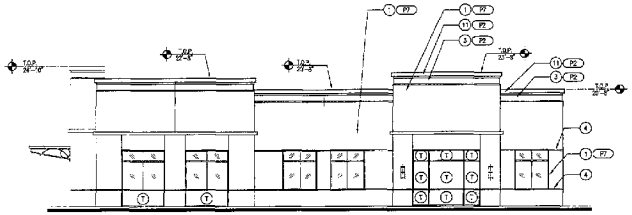
DRAWN BY: RICK GARCIA
REVIEWED BY: MALCOLM ROUX
APPROVED BY: STEVE MACEY
DES PROJECT NO. 9813.01

No. C 33541 EXP. 6-30-08 CIVIL STATE OF CALIFORNIA

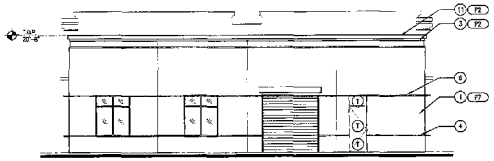
BUILDING G
SHEET A2.2



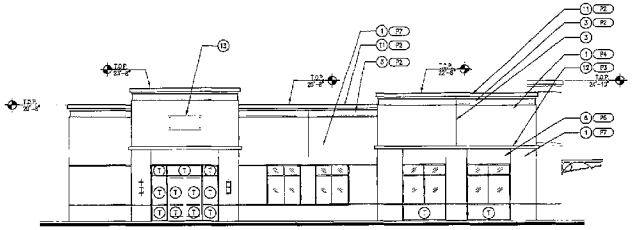
1 **BUILDING G FRONT ELEVATION** SCALE : 1/8"=1'-0"



2 **BUILDING G SIDE ELEVATION** SCALE : 1/8"=1'-0"



3 **BUILDING G REAR ELEVATION** SCALE : 1/8"=1'-0"



4 **BUILDING G SIDE ELEVATION** SCALE : 1/8"=1'-0"

LEGEND

T TEMPERED GLASS

VG VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-D.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2403)
4. GLASS IN WINDOW WALLS, STOREFRONT, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR GLAZING AS SET FORTH IN CBC CHAPTER 16, PART 6 (CBC SEC. 2405). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1
6. GLASS SHALL BE FINALLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2405.5).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 1", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS AND CONCRETE AS SPECIFIED IN SECTION 1612.3 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION.

SHEET NOTES

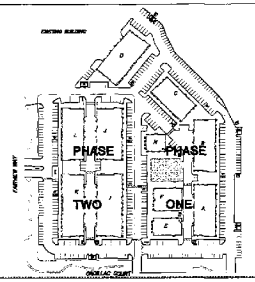
1. REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 2" WIDE BY 2" DEEP REVEAL
5. 2" V REVEAL
6. 2" RECESS
7. DECORATIVE METAL CANOPY. SEE DETAILS 7/A5.1, 8/A5.1, 9/A5.1
8. METAL CANOPY. SEE DETAIL 10/A5.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM PROPERTY SIGN, 6'-0"x6'-0" (N.I.C.)
14. 10" DIAMETER FOAM MOULDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CUTTS	10
P2		391	CITY SCAPE	10
P3		611	SEA GULL GREY	82
P4		713	PILLAR	83
P5		624	HISTORIC TAN	82
P6		204	CHESTNUT	10
P7		1463	BLACK SADLE	10
P8	PRE-FINISHED METAL	SR.378	TAUPE	"P" MATCH BARLAND

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING G
ELEVATIONS

ISSUE DATES

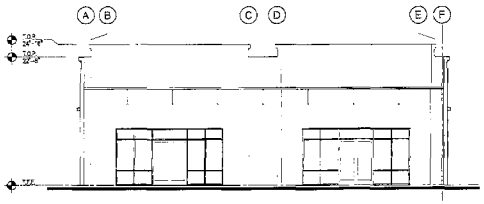
	SITE AND ARCHITECTURAL REVIEW
07.01.05	
	SITE AND ARCHITECTURAL REVIEW (sheet 1
10.04.05	
	SITE AND ARCHITECTURAL REVIEW (sheet 2
10.25.05	
	PERMIT APPLICATION
05.10.06	
	SITE AND ARCHITECTURAL REVIEW (revision 3
05.30.06	
	DEMOLITION PERMIT APPLICATION
03.01.06	
	SITE AND ARCHITECTURAL REVIEW
3.20.06	

DRAWN BY	RICK GARCIA
REVIEWED BY:	RALPH J.E.ROUX
APPROVED BY:	STEVE MINCH
DES PROJECT NO	9613.01

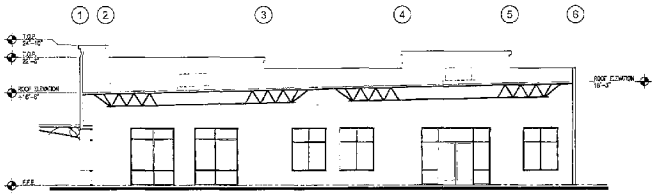
REGISTERED PROFESSIONAL ENGINEER — RALPH J.E. ROUX — No. C 33341 EXP. 6-30-08 — CIVIL — STATE OF CALIFORNIA

BUILDING G

SHEET A3.1



1 BUILDING G SECTION



2 BUILDING G SECTION

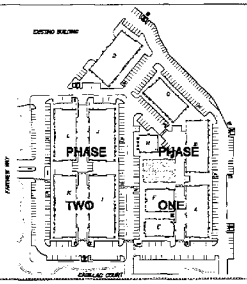
LEGEND

GENERAL NOTES

1. 2.

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING G
SECTIONS

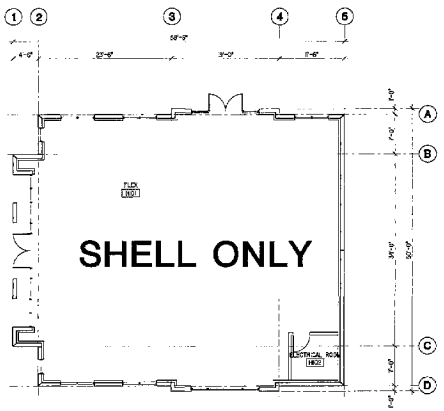
ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW
07.21.25
SITE AND ARCHITECTURAL REVIEW Number 1
10.24.25
SITE AND ARCHITECTURAL REVIEW Number 2
11.25.25
PERMIT APPLICATION
02.02.26
SITE AND ARCHITECTURAL REVIEW Number 3
05.22.26
EXECUTIVE PERMIT APPLICATION
09.07.26
SITE AND ARCHITECTURAL REVIEW
3.03.26

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH HOLK
APPROVED BY: STEVE MACEY
DES PROJECT NO. 9613.01

REGISTERED PROFESSIONAL ENGINEER
STEPHEN D. MACEY
No. C 33346
EXP. 6-30-09
CIVIL
STATE OF CALIFORNIA

© 2026

BUILDING
G
A3.2
SHEET



1 BUILDING H FIRST FLOOR PLAN

SCALE : 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.

2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.

4. ALL CONDUIT RISING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC., TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE PROVIDED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 16" CLEAR AT STRIKE SIDE.

7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.

8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

10. FURNISH AND INSTALL 16 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANDRAILS, WALL TAPPINGS, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENINGS AND MILLWORK PRIOR TO FABRICATION.

12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.

13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXACT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.

15. PROVIDE AND LOCATE ACCESS DOORS AND PANELS IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH COUNTERS AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

19. REFERENCE PLUMBING, CIVIL AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.

20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.

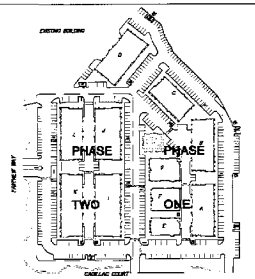
22. ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OF SUCH ENCLOSED PORTIONS OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 6 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1202.2.1.

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING H
FLOOR PLANS

ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW
07.01.05
SITE AND ARCHITECTURAL REVIEW revision 1
10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2
12.20.05
PERMIT APPLICATION
02.14.06
SITE AND ARCHITECTURAL REVIEW revision 3
10.02.06
DEMOLITION PERMIT APPLICATION
03.01.06
SITE AND ARCHITECTURAL REVIEW
3.23.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LEE RO, JR
APPROVED BY: STEVE MINDSY
DES PROJECT NO. 9613.01

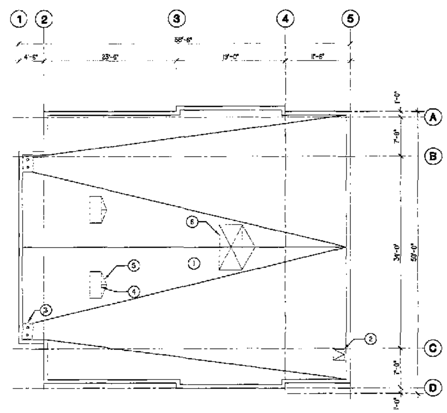
REGISTERED PROFESSIONAL ENGINEER
No. C 33341
EXP. 6-30-08
CIVIL
STATE OF CALIFORNIA

BUILDING
H
A2.1
SHEET

LEGEND

GENERAL ROOF NOTES

1. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES, POWER, WATER AND DRAIN LOCATIONS AND INSTALLATION REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
2. MECHANICAL AND PLUMBING EQUIPMENT PLATFORM DIMENSIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE ADJACENT ROOF ELEVATION.
3. VENTS THROUGH THE ROOF SHALL BE INSTALLED 10'-0 FROM AND TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
4. LEAD FLASHING TO BE USED AT ALL ROOF DRAIN AND OVERFLOW PENETRATIONS.
5. SEE PLUMBING DRAWINGS FOR ALL ROOF DRAIN SIZES.
6. ALL ROOF SURFACES SHALL SLOPE AT A MINIMUM OF ¼ INCH PER FOOT IN ALL DIRECTIONS. CRICKETS SHALL BE USED ON THE HIGH SIDE OF ALL EQUIPMENT PLATFORMS.
7. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING.
8. SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT, SHAFT, AND PENETRATION LOCATIONS.
9. ORIENT SKYLIGHT / SMOKE HATCH HINGES TOWARD THE PREVAILING WIND.
10. ALL INDIRECT WASTE PIPING ON ROOF SHALL BE TYPE "L" COPPER ATTACHED BY PIPE STRAPS NAILED TO 2 X 4 REDWOOD BLOCKING. BLOCKING SHALL BE SET IN MASTIC AT 5'-0" O.C. PIPING SHALL BE SLOPED AND TERMINATE IN AN APPROVED RECEPTOR. PIPING TO BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING ELEVATIONS.
11. ALL ROOFING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY AGENCY WIND DESIGN ACCORDANCES.
12. REFER TO STRUCTURAL DRAWINGS TO CONFIRM ROOF ELEVATIONS.
13. ALL ROOF ELEVATIONS INDICATE BOTTOM OF SHEATHING FROM FINISHED FLOOR, DATUM ELEVATION 0'-0". SEE STRUCTURAL DRAWINGS.
14. ROOFING: UL CLASS 1 - FIRE RETARDANT RATING AS MANUFACTURE BY GAF, MANVILLE OR EQUAL.
15. OVERFLOW SCUPPERS SHALL BE 3 TIMES THE AREA OF THE ROOF DRAIN INLET, LOCATED 2" ABOVE THE LOW POINT OF THE ADJACENT FINISHED ROOF PER CBC SEC.1506.3



1 BUILDING H ROOF PLAN

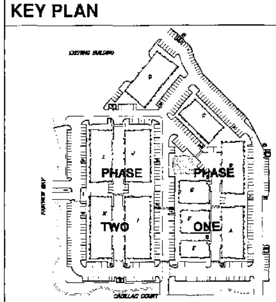
SCALE: 1/16"=1'-0"

SHEET NOTES

1. BUILT-UP ROOFING
2. ROOF HATCH, SEE 12/A8.3
3. ROOF SUMP & OVERFLOW DRAIN, SEE 7/A8.3
4. ROOF CURB MOUNTED MECHANICAL EQUIPMENT, SEE 10/A8.3
5. CRICKET, SEE 1/A8.3

8. 4'x8' FIBERGLASS VENTED SKYLIGHT/SMOKE HATCH, ESTABLISH LOCATION NOT TO BE IN CONFLICT WITH FRAMING, SPRINKLER LINES, CONDUITS, PIPES AND LIGHTING. SEE 2/A8.3

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

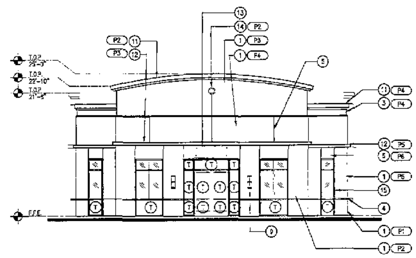
BUILDING H
ROOF PLANS

ISSUE DATES:	
	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06

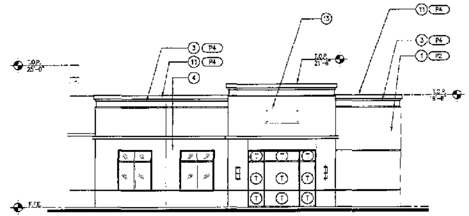
DRAWN BY:	RICK GARCIA
REVIEWED BY:	RALPH LE ROUX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO.	9613.01

BUILDING H

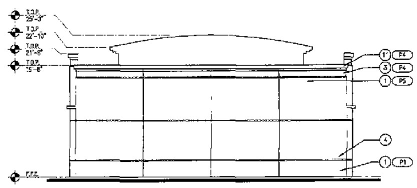
SHEET A2.2



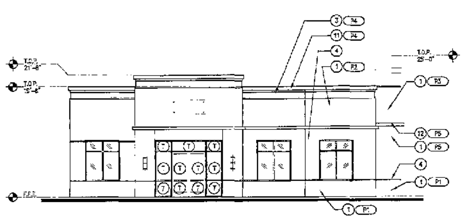
① BUILDING H FRONT ELEVATION — SCALE : 1/8"=1'-0"



② BUILDING H SIDE ELEVATION — SCALE : 1/8"=1'-0"



③ BUILDING H REAR ELEVATION — SCALE : 1/8"=1'-0"



④ BUILDING H SIDE ELEVATION — SCALE : 1/8"=1'-0"

LEGEND

- (T) TEMPERED GLASS
- VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-D.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN CBC CHAPTER 16, PART II (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1.
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2401.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 1", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION A1603.6 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION.

SHEET NOTES

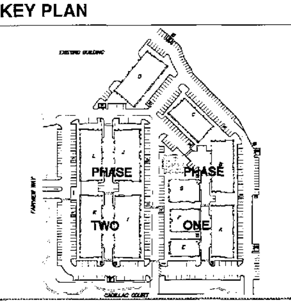
1. REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 2" WIDE BY ¾" DEEP REVEAL
5. ¾" V REVEAL
6. 2" RECESS
7. DECORATIVE METAL CANOPY. SEE DETAILS: 7/A8.1, 8/A8.1, 9/A8.1
8. METAL CANOPY. SEE DETAIL 10/A8.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM PROPERTY SIGN, 5'-0"x2'-0" (N.I.C.)
14. 10" DIAMETER FOAM MOLDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
15. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CLIFFS	ICI
P2		551	CITY SCAPE	ICI
P3		611	SEA GULL GREY	ICI
P4		719	PILLAR	ICI
P5		624	HISTORIC TAN	ICI
P6		204	CHESTNUT	ICI
P7		1493	BLACK SABLE	ICI
P8	PRE-FINISHED METAL	SR.378	TAUPE	TP MATCH GARLAND

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
800 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

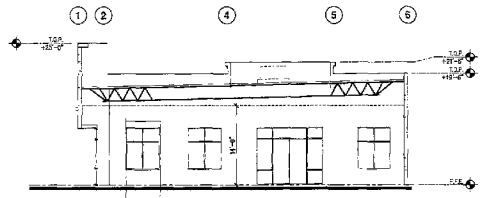
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING H ELEVATIONS

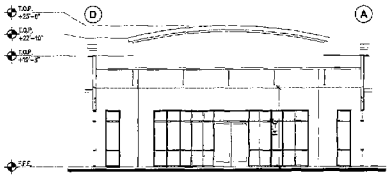
ISSUE DATES:
- SITE AND ARCHITECTURAL REVIEW 07.01.05
- SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
- SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
- PERMIT APPLICATION 02.13.06
- SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
- DEMOLITION PERMIT APPLICATION 03.31.06
- SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINCEY
DES PROJECT NO: 9613.01

BUILDING: H
SHEET: A3.1



1 BUILDING H SECTION



2 BUILDING H SECTION

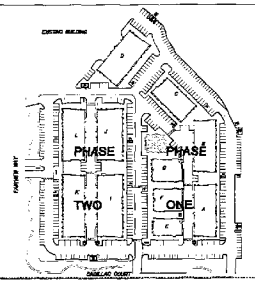
LEGEND

GENERAL NOTES

1. x

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

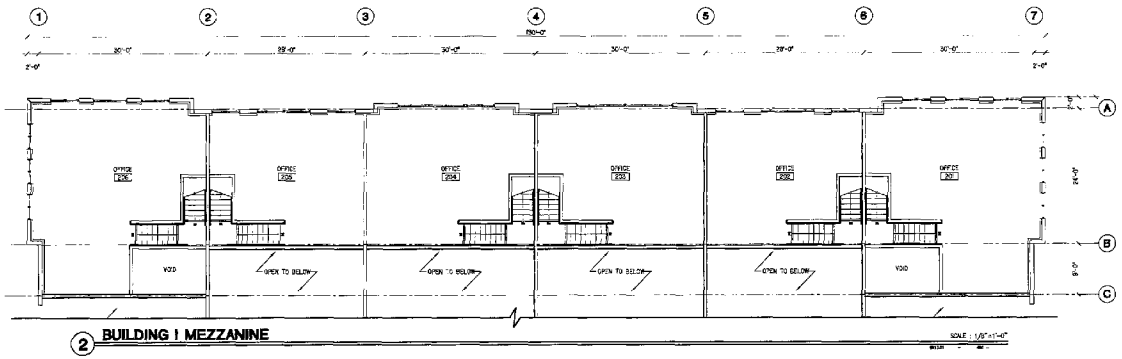
BUILDING H
SECTIONS

ISSUE DATES:

DRAWN BY:	RICK GARCIA
REVIEWED BY:	RALPH HOUK
APPROVED BY:	STEVE MINDEY
DES PROJECT NO.	9613.01

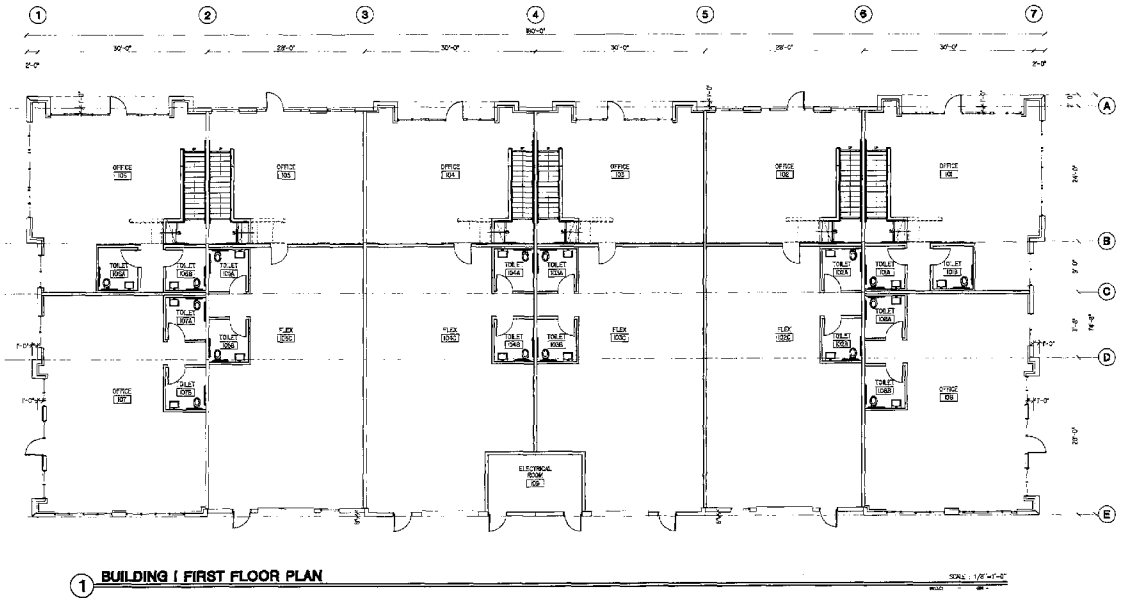
BUILDING H

SHEET A3.2



2 BUILDING I MEZZANINE

SCALE : 1/8"=1'-0"



1 BUILDING I FIRST FLOOR PLAN

SCALE : 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR STAIRTREAD OF GRID UNLESS NOTED OTHERWISE.

2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.

4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, SPRINKLERS, ETC., TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PANELS, ETC., OCCUR, IT IS REQUIRED THAT AN APPROPRIATE SIZED SLEEVE BE PROVIDED FOR CLEARANCE BY PLUMBERS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 6" CLEAR AT STRIKE SIDE.

7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.

8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

10. FURNISH AND INSTALL 16 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.

12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.

13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.

15. PROVIDE AND LOCATE ACCESS DOORS, AND PANELS IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH CASEWORK AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING HEADERS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL EXIT CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

19. REFERENCE PLUMBING, CIVIL AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.

20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.

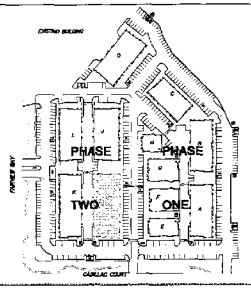
22. ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICAL VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 6 FEET ABOVE THE FLOOR DIRECTLY BENEATH (SEE SECTION 1203.2.1).

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-5453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING I
FLOOR PLANS

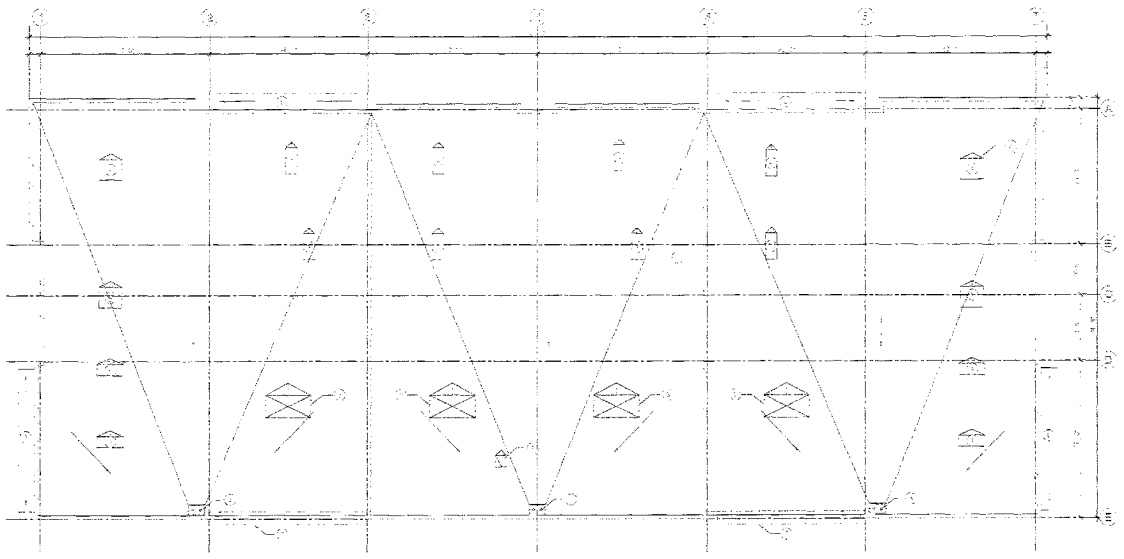
ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW
07.20.05
SITE AND ARCHITECTURAL REVIEW (revision 1)
10.04.05
SITE AND ARCHITECTURAL REVIEW (revision 2)
11.23.05
PERMIT APPLICATION
01.19.06
SITE AND ARCHITECTURAL REVIEW (revision 3)
03.20.06
CONSTRUCTION PERMIT APPLICATION
05.17.06
SITE AND ARCHITECTURAL REVIEW
12.20.06

DRAWN BY: RDS/ GARCIA
REVIEWED BY: R.A.P. / L.B. / K.D.L.K.
APPROVED BY: STEVE MADEY
DES PROJECT NO.: 9613.01

No. C 30341
Exp. 6-30-08
Civil
STATE OF CALIFORNIA

©2005

BUILDING 1 A2.1
SHEET



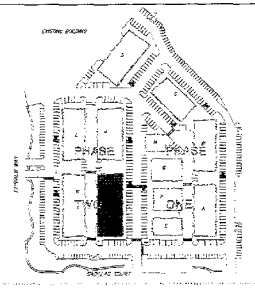
1 BUILDING I ROOF PLAN

LEGEND

GENERAL ROOF NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

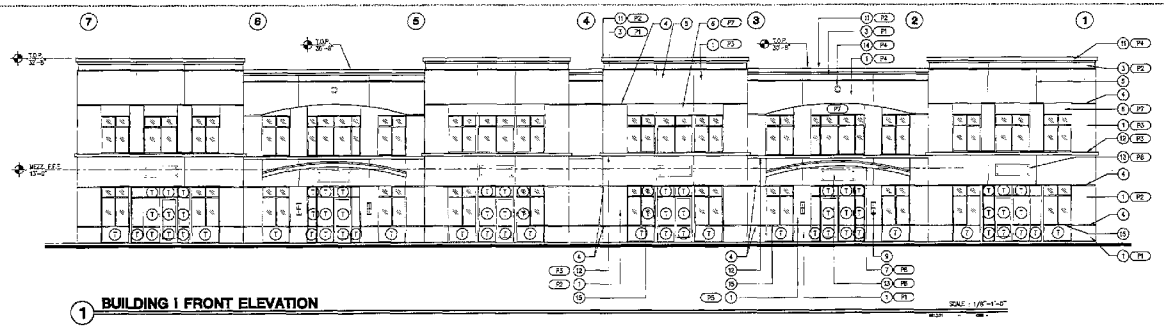
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING I
ROOF PLANS

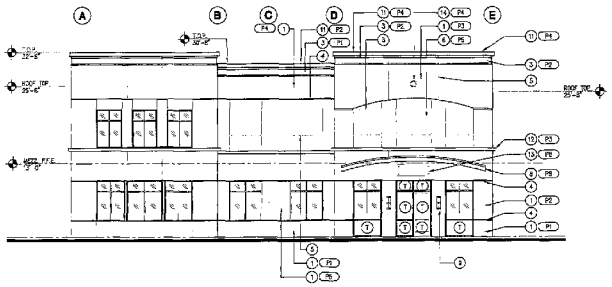
ISSUE DATES:

DRAWN BY:
REVIEWED BY:
APPROVED BY:
DES PROJECT NO. 9613.01

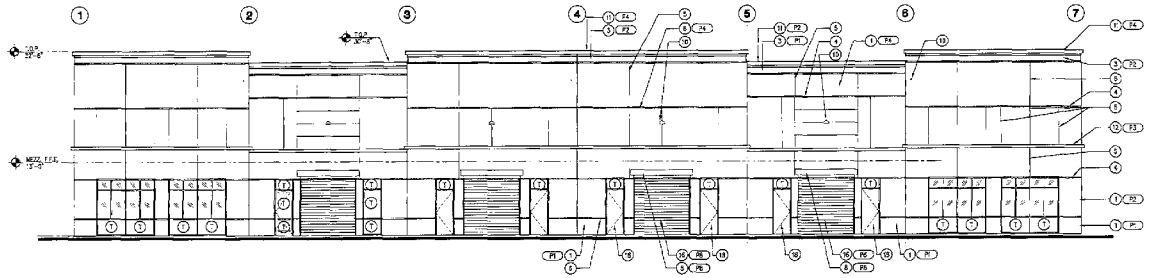
BUILDING
I
A2.2



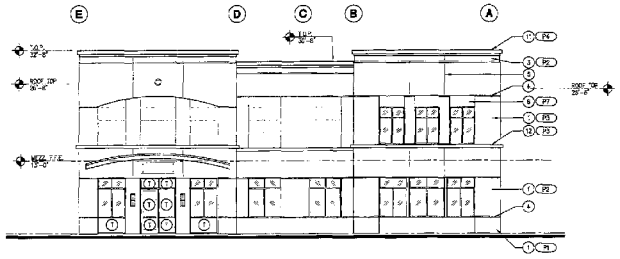
1 BUILDING I FRONT ELEVATION



2 BUILDING I SIDE ELEVATION



3 BUILDING I REAR ELEVATION



4 BUILDING I SIDE ELEVATION

LEGEND

(T) TEMPERED GLASS

VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CBC SECTION 2405 AND TABLES 24-2 AND 24-3.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE GIVEN TO WITHSTAND THE LOADS FOR GLAZING AS SET FORTH IN CBC CHAPTER 16, PART 6 (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN CBC SEC. 2404.
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2405.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 1", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WITH THE LOADS ARE COMBINED AS SPECIFIED IN SECTION 1605.3 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION

SHEET NOTES

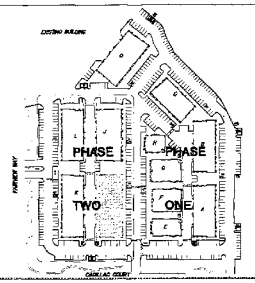
1. REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 3" WIDE BY 1" DEEP REVEAL
5. 1" V REVEAL
6. 1" RECESS
7. DECORATIVE METAL CANOPY. SEE DETAILS 7/A5.1, 6/A5.1, 8/A5.1
8. METAL CANOPY SEE DETAIL 10/A5.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM STOREFRONT SYSTEM, 5'-0"x12'-0" [N.I.C.]
14. 10" DIAMETER FOAM MOLDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

KEY	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CLIFFS	ICI
P2		561	CITY SCAPE	ICI
P3		611	SEA GULL GREY	ICI
P4		719	PILLAR	ICI
P5		924	HISTORIC TAN	ICI
P6		264	CHESTNUT	ICI
P7		1483	BLACK SABLE	ICI
P8	PRE-FINISHED METAL	SR.378	TAUPE	TO MATCH DARLAND

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING I
ELEVATIONS

ISSUE DATES
SITE AND ARCHITECTURAL REVIEW
07.07.05
SITE AND ARCHITECTURAL REVIEW Update 1
10.24.05
SITE AND ARCHITECTURAL REVIEW Update 2
01.23.06
PERMIT APPLICATION
02.16.06
SITE AND ARCHITECTURAL REVIEW Update 3
03.30.06
MONUMENT PERMIT APPLICATION
03.31.06
SITE AND ARCHITECTURAL REVIEW
7.26.06

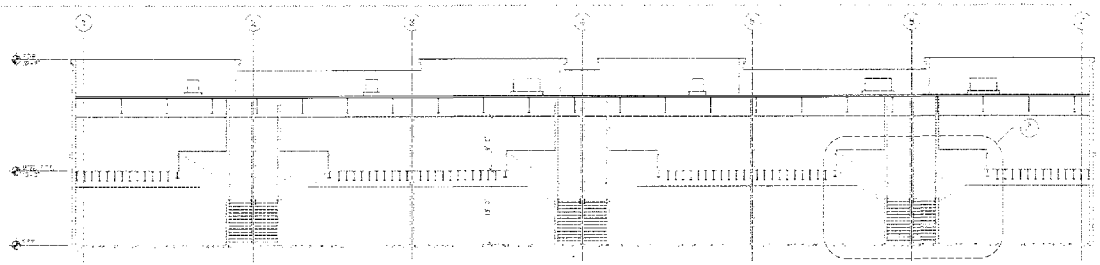
DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINCEY
DES PROJECT NO: 9613.01

No. C 33341
EXP. 6-30-08
Civil
STATE OF CALIFORNIA

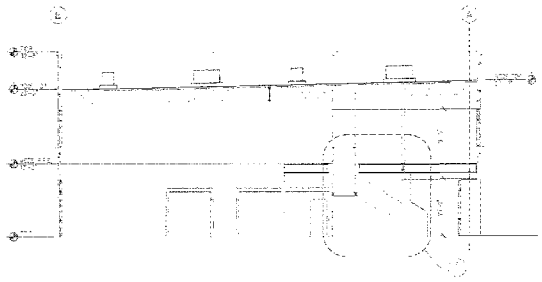
© 2005

BUILDING I

SHEET A3.1



1 BUILDING I SECTION



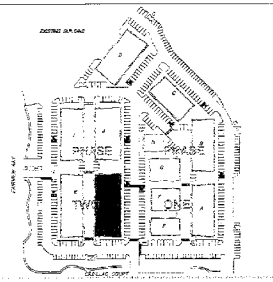
2 BUILDING I SECTION

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

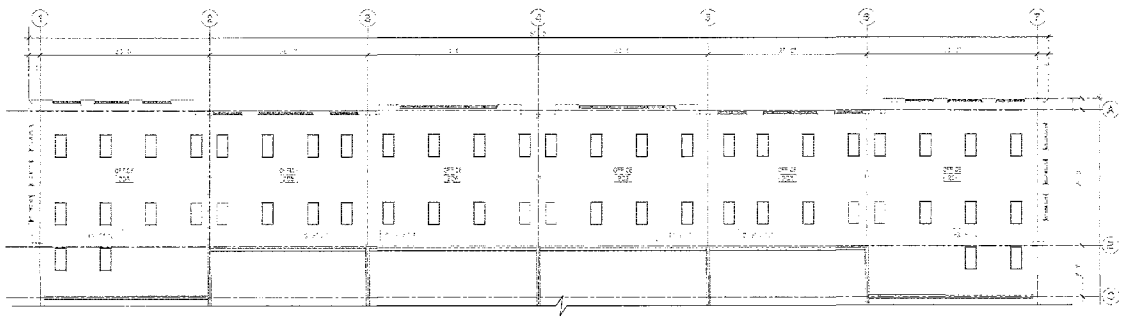
BUILDING I
SECTIONS

ISSUE DATES

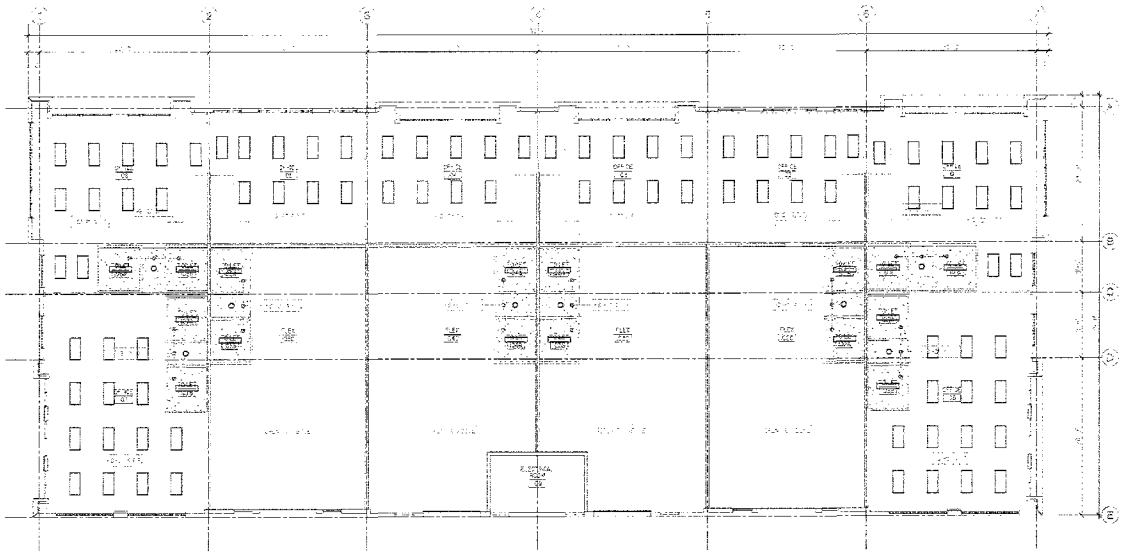
DRAWN BY
REVIEWED BY
APPROVED BY
DES PROJECT NO 5613.01

BUILDING
I

A3.2



2 BUILDING I MEZZANINE REFLECTED CEILING PLAN



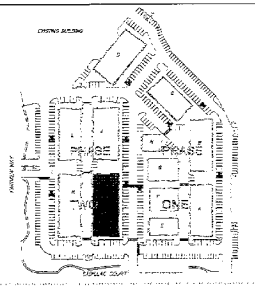
1 BUILDING I FIRST FLOOR REFLECTED CEILING PLAN

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

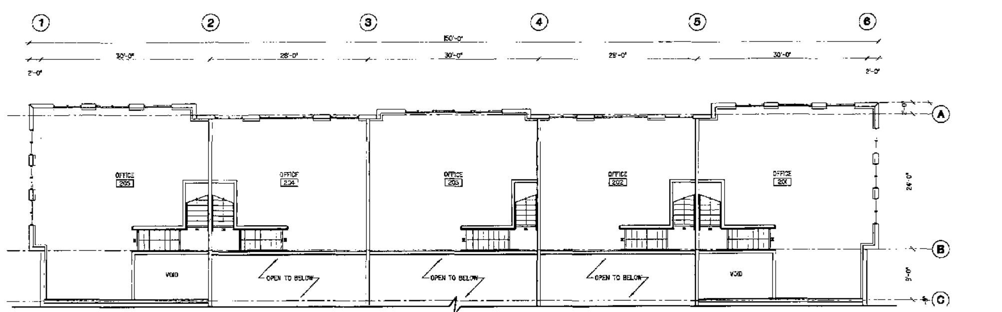
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING I REFLECTED CEILING PLANS

ISSUE DATES

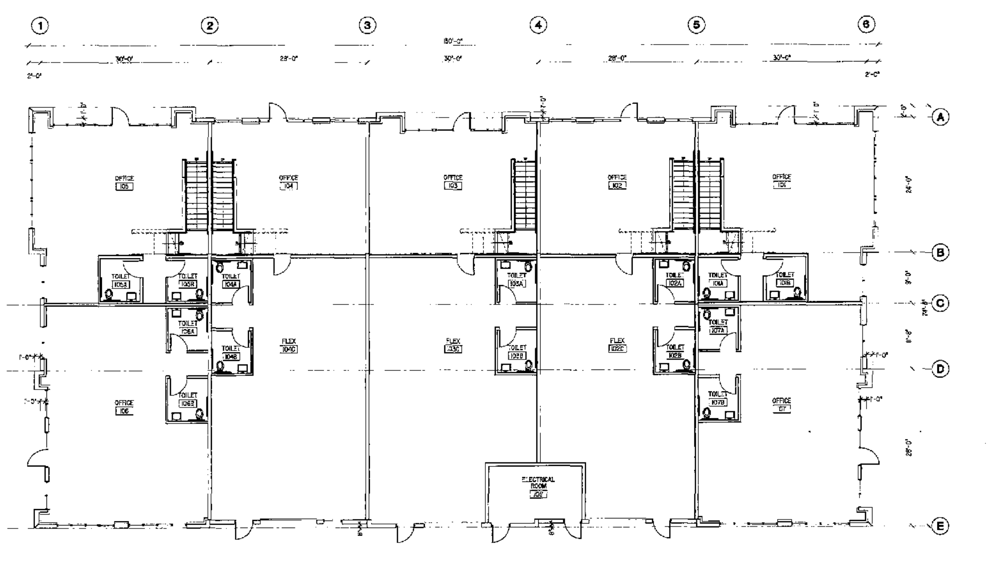
DRAWN BY:
REVIEWED BY:
APPROVED BY:
DES PROJECT NO: 9813.01

BUILDING I A6.1



2 BUILDING J MEZZANINE

SCALE: 1/8"=1'-0"



1 BUILDING J FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB. FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.

2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.

4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC, IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE.

7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.

8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.

10. FURNISH AND INSTALL 15 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.

11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.

12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.

13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.

15. PROVIDE AND LOCATE, ACCESS DOORS, AND PANELS IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.

18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

19. REFERENCE PLUMBING, CIVIL, AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.

20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.

21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.

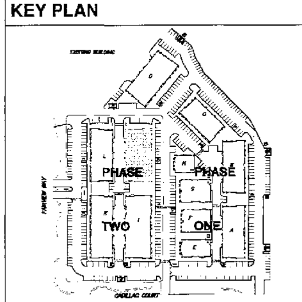
22. ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 8 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1202.2.1.

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

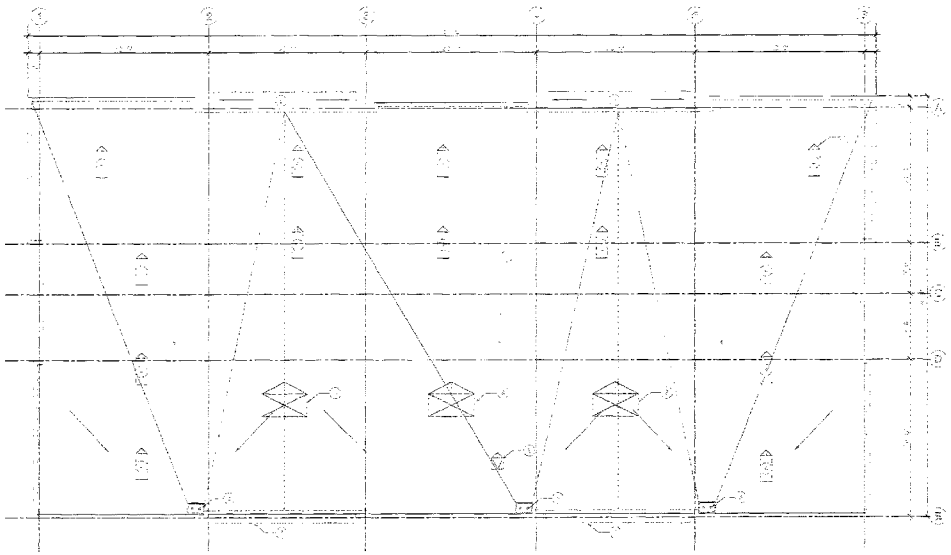
BUILDING J
FLOOR PLANS

ISSUE DATES:	
	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY	RICK GARCIA
REVIEWED BY	RALPH LE ROUX
APPROVED BY	STEVE MINCEY
DES PROJECT NO	9613.01

BUILDING J

SHEET A2.1



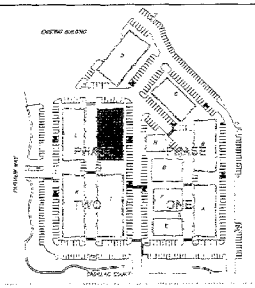
1 BUILDING J ROOF PLAN

LEGEND

GENERAL ROOF NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

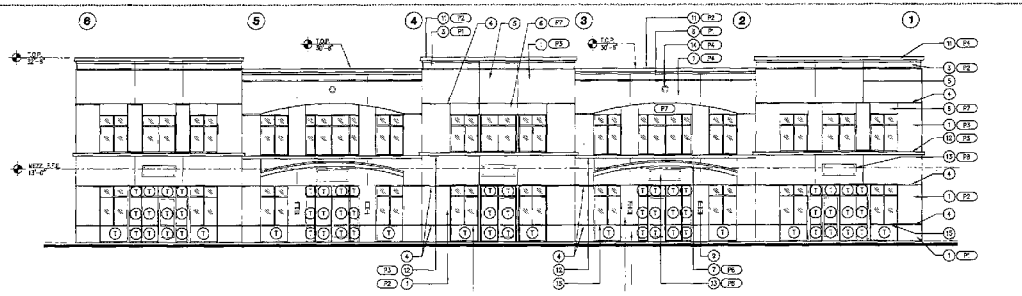
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING J
ROOF PLANS

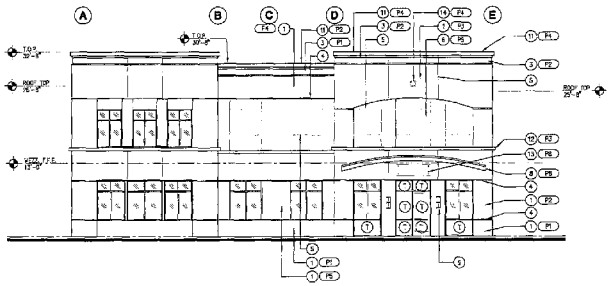
ISSUE DATES

DRAWN BY
REVIEWED BY
APPROVED BY
DES PROJECT NO 5613.01

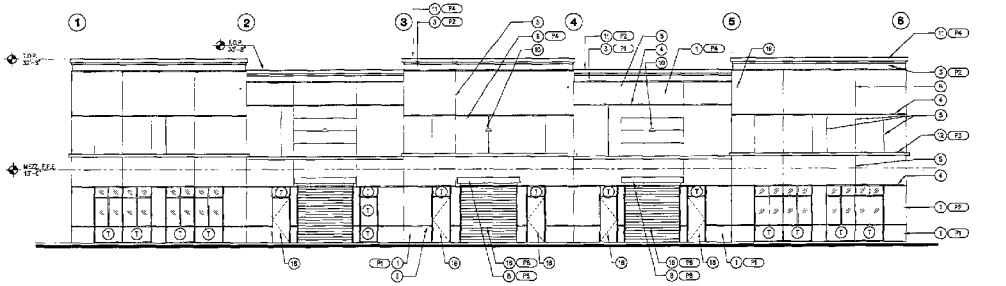
BUILDING
J A2.2
SHEET



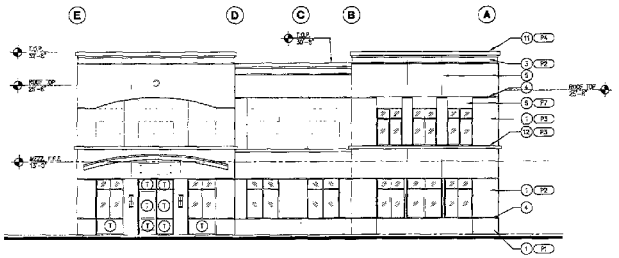
1 BUILDING J FRONT ELEVATION



2 BUILDING J SIDE ELEVATION



3 BUILDING J REAR ELEVATION



4 BUILDING J SIDE ELEVATION

LEGEND

1	TEMPERED GLASS
VG	VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-A-2 AND 24-A-3.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2405)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR GLAZING AS SET FORTH IN CBC CHAPTER 16, PART 1 (CBC SEC. 2405). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2405.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 1", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION 1605.3 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

S.O.M. = BOTTOM OF MULLION

SHEET NOTES

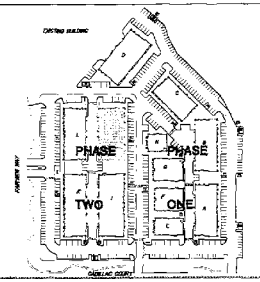
1	REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2	CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3	2" DEEP RECESS
4	2" WIDE BY 2" DEEP REVEAL
5	2" V REVEAL
6	4" RECESS
7	DECORATIVE METAL CANOPY. SEE DETAILS 7/A8.1, 8/A8.1, 9/A8.1
8	METAL CANOPY. SEE DETAIL 10/A8.1
9	DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10	WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
11	24GA. METAL COPING
12	FOAM TRIM
13	NATURAL ANODIZED ALUMINUM STOREFRONT SYSTEM, 6'-0"x9'-0" (N.I.C.)
14	10" DIAMETER FOAM MOLDING
15	ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16	VERTICAL ROLL-UP DOOR
17	METAL PANEL
18	HOLLOW METAL DOOR
19	ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CLIFFS	10
P2		531	CITY SCAPE	10
P3		611	SEA GULL GREY	10
P4		719	PELAN	10
P5		624	HISTORIC TAN	10
P6		334	OVERCAST	20
P7		1483	BLACK SABLE	10
P8	PRE-FINISHED METAL	SR.728	TAUPE	TO MATCH DARLAND

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING J
ELEVATIONS

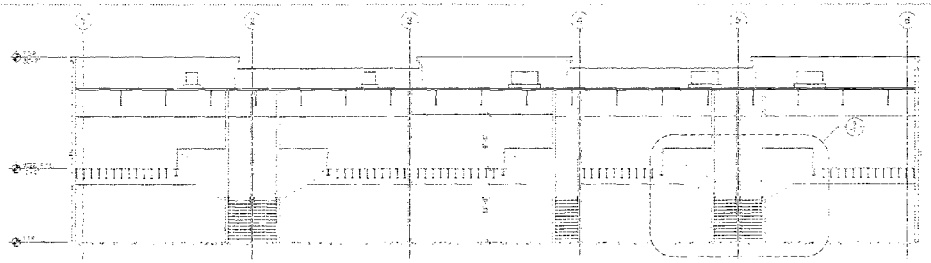
ISSUE DATES

	SITE AND ARCHITECTURAL REVIEW 07.07.05
	SITE AND ARCHITECTURAL REVIEW Revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW Revision 2 11.30.05
	PERMIT APPLICATION 03.13.06
	SITE AND ARCHITECTURAL REVIEW Revision 3 05.30.06
	BUILDING PERMIT APPLICATION 10.31.06
	SITE AND ARCHITECTURAL REVIEW 3.30.06

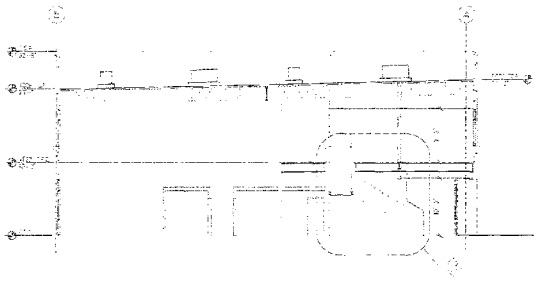
DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINDEY
DES PROJECT NO: 9613.01

BUILDING J

SHEET A3.1



1 BUILDING J SECTION



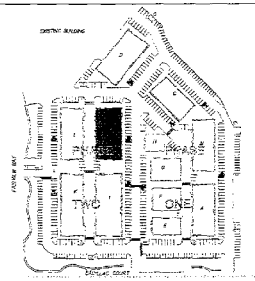
2 BUILDING J SECTION

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
309 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

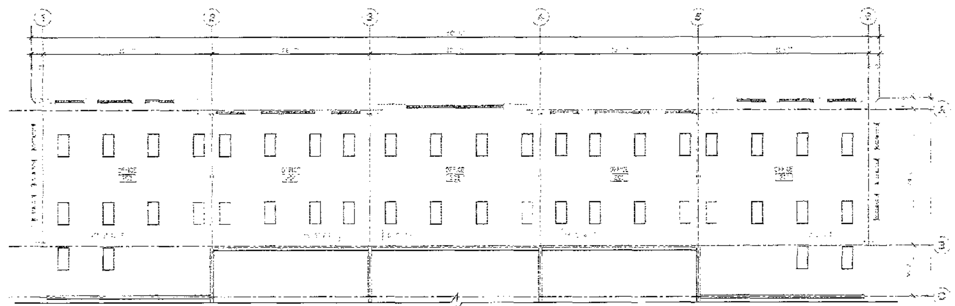
VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

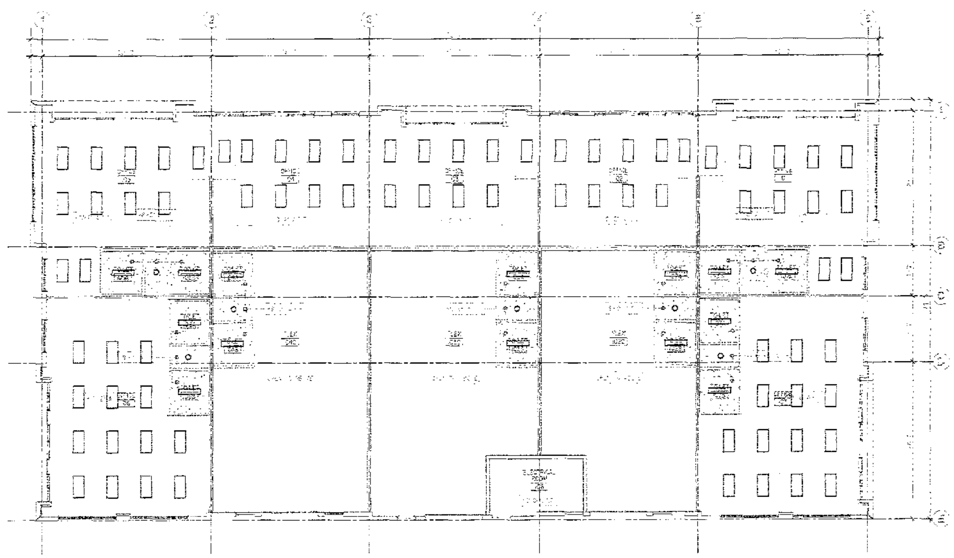
BUILDING J
SECTIONS

DRAWN BY:
REVIEWED BY:
APPROVED BY:
DES PROJECT NO: 0513.01

BUILDING
J
A3.2
SHEET



2 BUILDING J MEZZANINE REFLECTED CEILING PLAN



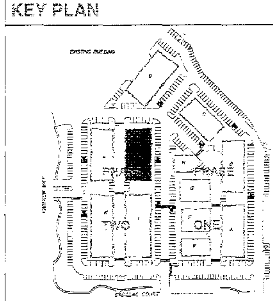
1 BUILDING J FIRST FLOOR REFLECTED CEILING PLAN

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

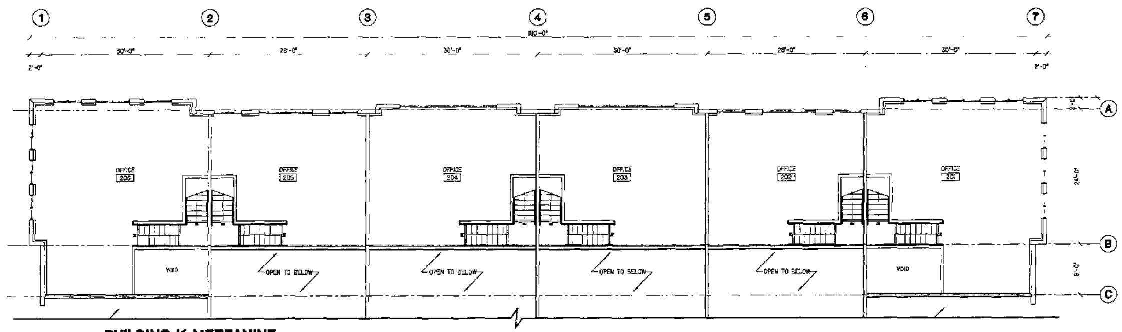
VENTURE
COMMERCE
CENTER
MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING J
REFLECTED
CEILING PLANS

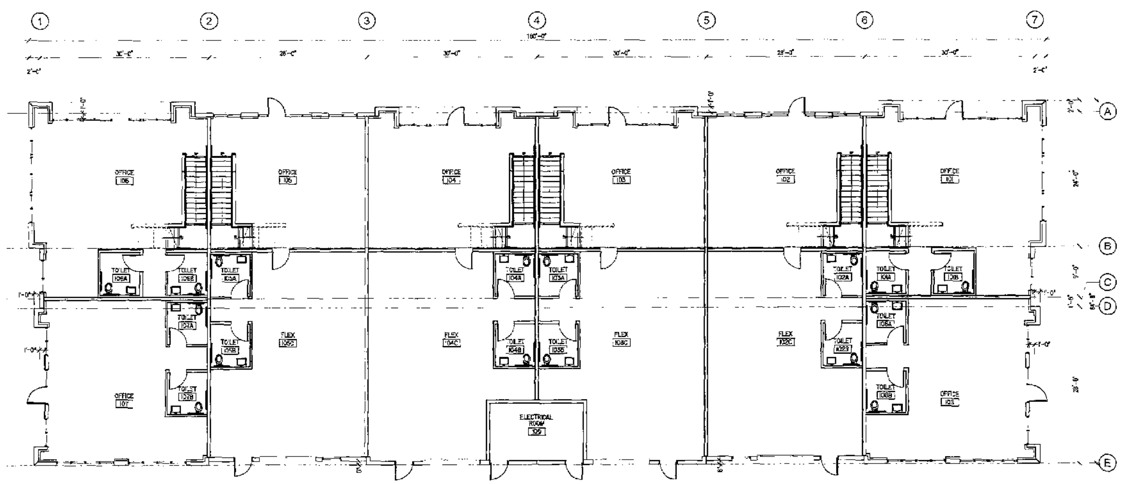
BUILDING
J

A6.1



2 **BUILDING K MEZZANINE**

SCALE : 1/8"=1'-0"



1 **BUILDING K FIRST FLOOR PLAN**

SCALE : 1/8"=1'-0"

LEGEND

GENERAL NOTES

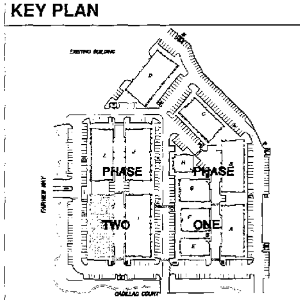
1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FRAMING, OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.
2. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.
3. GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES. ALL AREAS TO BE BROOM CLEANED.
4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.
5. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO ARCHITECT OR OWNER.
6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE.
7. ALL INTERIOR PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OF WALL FINISH MATERIAL.
8. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.
10. FURNISH AND INSTALL 18 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.
11. FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOWS, OPENING AND MILLWORK PRIOR TO FABRICATION.
12. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND LOCAL AMENDMENTS.
13. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.
14. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.
15. PROVIDE AND LOCATE, ACCESS DOORS, AND PANELS IN THE WALL AND CEILING CONSTRUCTIONS AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
16. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
17. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
18. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
19. REFERENCE PLUMBING, CIVIL, AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND STORM DRAIN OR RUN TO DAYLIGHT AS SHOWN.
20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.
21. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE.
22. ALL ENCLOSED PORTIONS OF BUILDINGS CUSTOMARILY OCCUPIED BY HUMAN BEINGS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE TOTAL FLOOR AREA OR SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. SUCH MECHANICALLY OPERATED VENTILATION SYSTEM SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT DURING SUCH TIME AS THE BUILDING IS OCCUPIED. IF THE VELOCITY OF AIR AT A REGISTER EXCEEDS 10 FEET PER SECOND, THE REGISTER SHALL BE PLACED MORE THAN 8 FEET ABOVE THE FLOOR DIRECTLY BENEATH. CBC SECTION 1202.2.1.

P.J. = PANEL JOINT.

F.O.C. = FACE OF CONCRETE

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

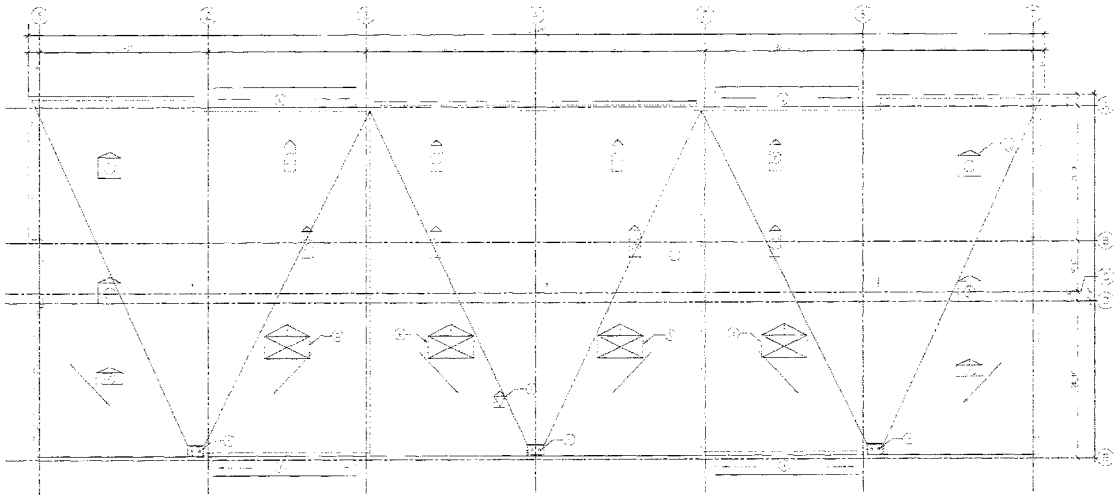
BUILDING K
FLOOR PLANS

ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW
07.07.05
SITE AND ARCHITECTURAL REVIEW revision 1
10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2
12.23.05
PERMIT APPLICATION
02.10.06
SITE AND ARCHITECTURAL REVIEW revision 3
02.22.06
DEMOLITION PERMIT APPLICATION
03.01.06
SITE AND ARCHITECTURAL REVIEW
3.22.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINGEY
DES PROJECT NO. 9613.01

BUILDING K

SHEET A2.1



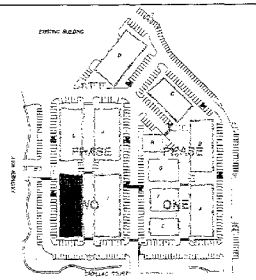
1 BUILDING K ROOF PLAN

LEGEND

GENERAL ROOF NOTES

SHEET NOTES

KEY PLAN



DES
ARCHITECTS
ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING K
ROOF PLANS

ISSUE DATES

DRAWN BY

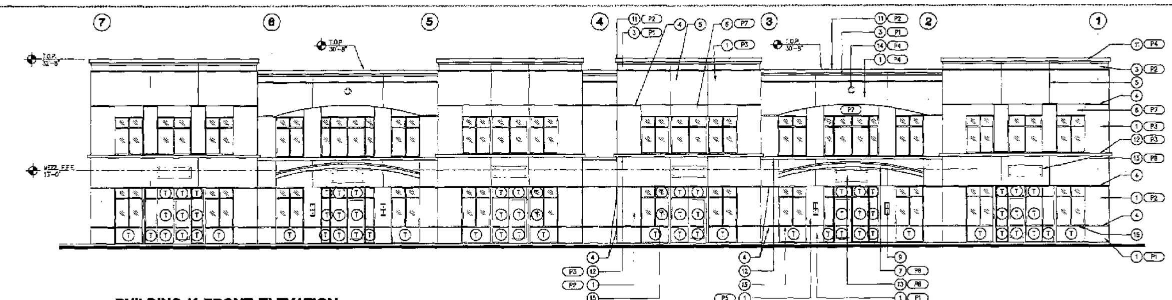
REVIEWED BY

APPROVED BY

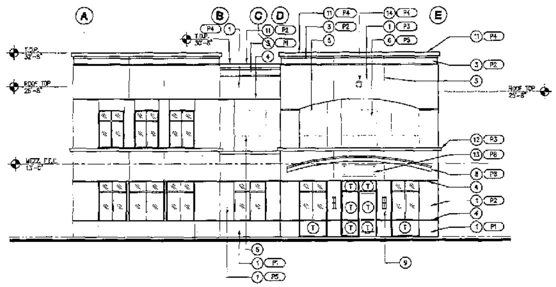
JOB PROJECT NO. 9813.01

BUILDING
K

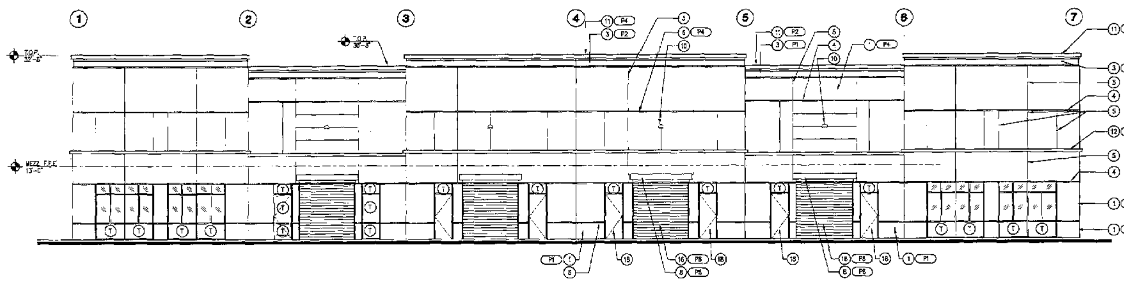
A2.2



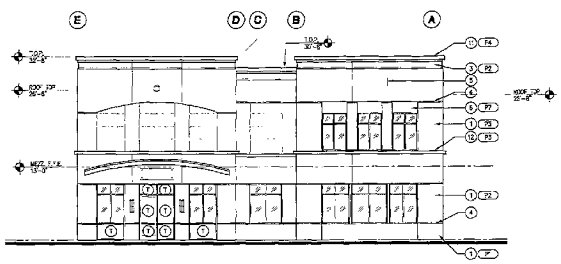
1 **BUILDING K FRONT ELEVATION** SCALE : 1/8"=1'-0"



2 **BUILDING K SIDE ELEVATION** SCALE : 1/8"=1'-0"



3 **BUILDING K REAR ELEVATION** SCALE : 1/8"=1'-0"



4 **BUILDING K SIDE ELEVATION** SCALE : 1/8"=1'-0"

LEGEND

(T) TEMPERED GLASS

VISION GLASS

GENERAL NOTES

1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-D.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402)
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN CBC CHAPTER 16, PART II (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2401.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 3/4", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION A603.6 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.

B.O.M. = BOTTOM OF MULLION.

SHEET NOTES

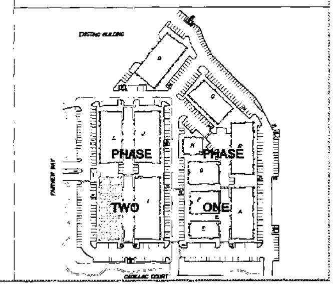
1. REINFORCED CONCRETE TILT-UP PANEL. SEE STRUCTURAL DRAWINGS
2. CONCRETE TILT-UP PANEL JOINT. SEE STRUCTURAL DRAWINGS
3. 3" DEEP RECESS
4. 2" WIDE BY 3/4" DEEP REVEAL
5. 3/4" V REVEAL
6. 2" RECESS
7. DECORATIVE METAL CANOPY. SEE DETAILS: 7/A8.1, 8/A8.1, 9/A8.1
8. METAL CANOPY. SEE DETAIL 10/A8.1
9. DECORATIVE WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
10. WALL-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
11. SHEET-METAL COPING
12. FOAM TRIM
13. NATURAL ANODIZED ALUMINUM PROPERTY SIGN, 6'-0"x2'-0" (N.I.C.)
14. 10" DIAMETER FOAM MOLDING
15. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM, RECESSED 4" BACK FROM PANEL EDGE, TYPICAL
16. VERTICAL ROLL-UP DOOR
17. METAL PANEL
18. HOLLOW METAL DOOR
19. ROOF OVERFLOW DRAINS

EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1

REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURER
P1		453	MONTEREY CLIFFS	ICI
P2		591	CITY SCAPE	ICI
P3		611	SEA GULL GREY	ICI
P4		716	PILLAR	ICI
P5		824	HISTORIC TAN	ICI
P6		204	CHESTNUT	ICI
P7		1483	BLACK SABLE	ICI
P8	PRE-FINISHED METAL	SR.378	TAUPE	TP MATCH GARLAND

KEY PLAN



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

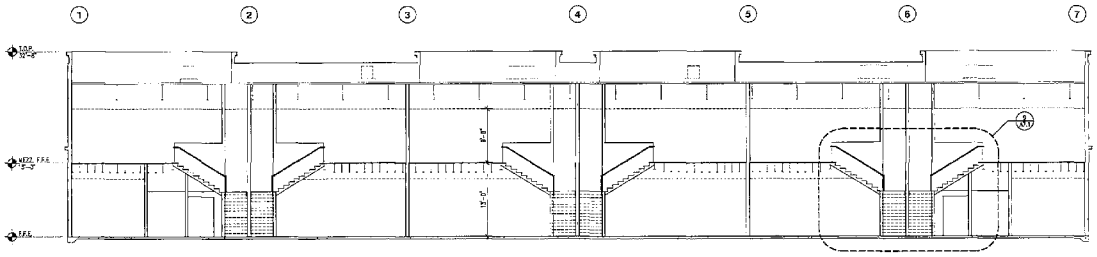
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING K
ELEVATIONS

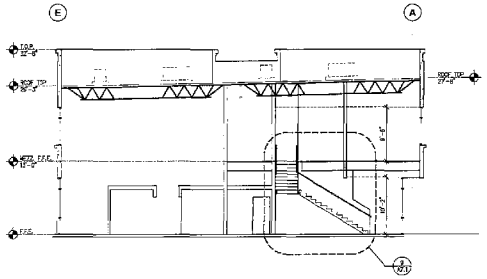
ISSUE DATES:
SITE AND ARCHITECTURAL REVIEW 07.01.05
SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
PERMIT APPLICATION 02.10.06
SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
DEMOLITION PERMIT APPLICATION 03.01.06
SITE AND ARCHITECTURAL REVIEW 3.22.06

DRAWN BY: RICK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINCEY
DES PROJECT NO. 9613.01

BUILDING K
SHEET A3.1



1 BUILDING K SECTION



2 BUILDING K SECTION

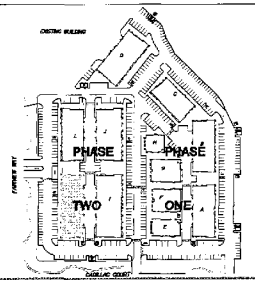
LEGEND

GENERAL NOTES

1. X

SHEET NOTES

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

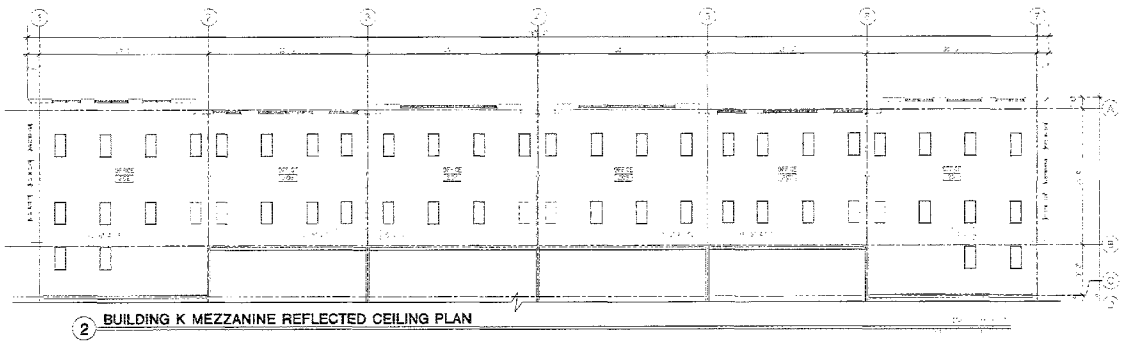
BUILDING K
SECTIONS

ISSUE DATES
07.01.05 SITE AND ARCHITECTURAL REVIEW
10.20.05 SITE AND ARCHITECTURAL REVIEW revision 1
11.30.05 SITE AND ARCHITECTURAL REVIEW revision 2
12.22.05 PERMIT APPLICATION
02.14.06 SITE AND ARCHITECTURAL REVIEW revision 3
03.20.06 DEMOLITION PERMIT APPLICATION
05.01.06 SITE AND ARCHITECTURAL REVIEW
12.22.06

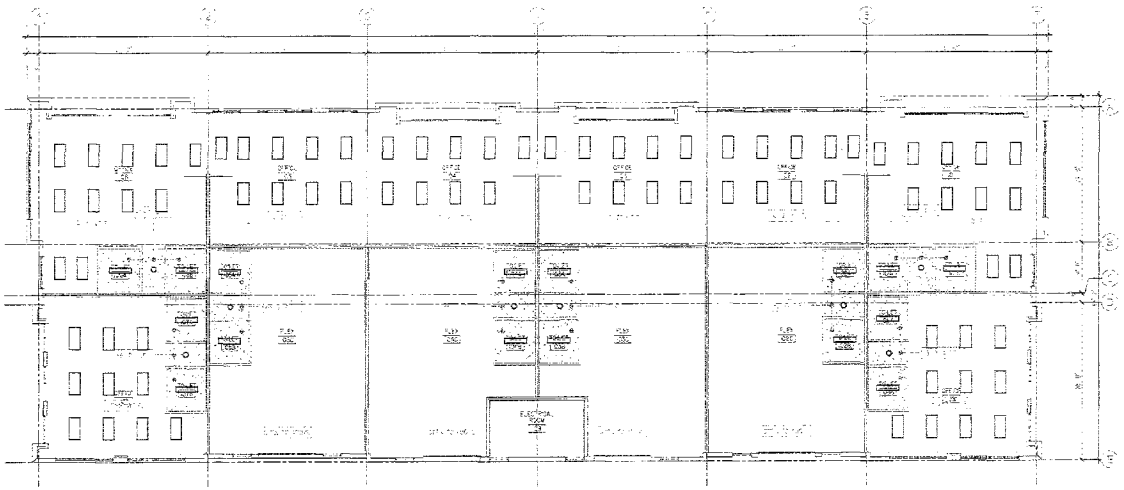
DRAWN BY: RICK SANCHEZ
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVEN MINDEN
DES PROJECT NO. 9613.01

No. C 33541
EXP. 6-30-08
STATE OF CALIFORNIA

BUILDING K
SHEET A3.2



2 BUILDING K MEZZANINE REFLECTED CEILING PLAN



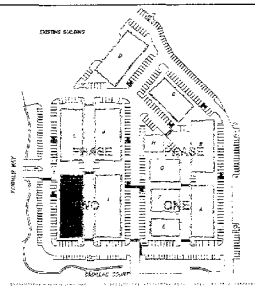
1 BUILDING K FIRST FLOOR REFLECTED CEILING PLAN

LEGEND

GENERAL NOTES

SHEET NOTES

KEY PLAN



DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

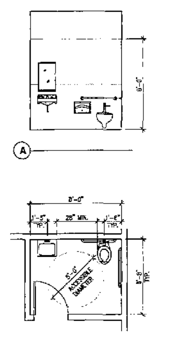
1136 Cadillac Ct.
Milpitas, CA 95035

BUILDING K REFLECTED CEILING PLANS

ISSUE DATES

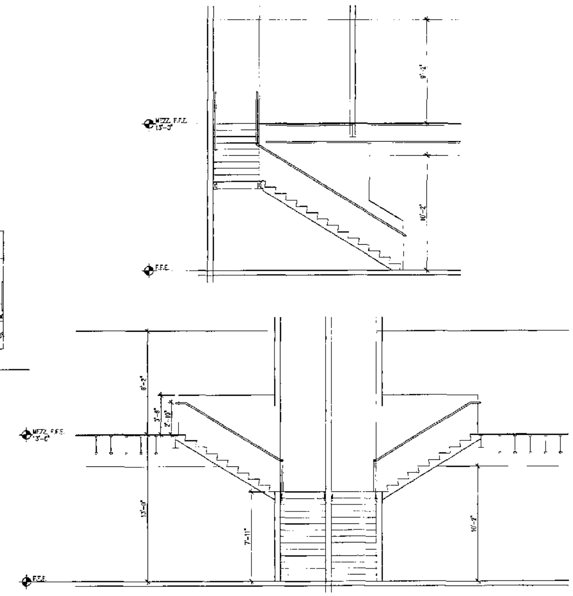
DRAWN BY
REVIEWED BY
APPROVED BY
DES PROJECT NO. 0513.01

BUILDING
K A6.1
SHEET



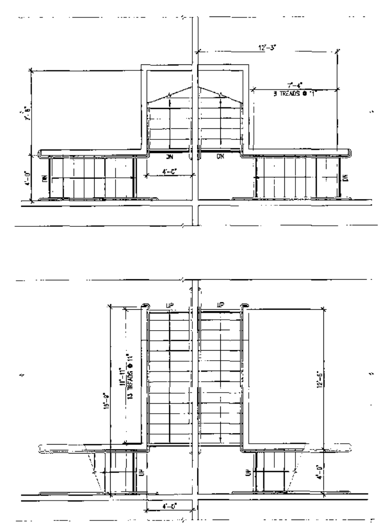
3 TYPICAL TOILET ROOM

SCALE: 1/4"=1'-0"



1 TYPICAL STAIR SECTIONS

SCALE: 1/4"=1'-0"



2 TYPICAL STAIR PLANS

SCALE: 1/4"=1'-0"

DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

INTERIOR
DETAILS

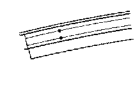
ISSUE DATES:

DRAWN BY: TRISK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINCEY
DES PROJECT NO: 9613.01

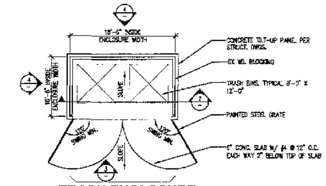
BUILDING

A7.1

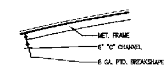
SHEET



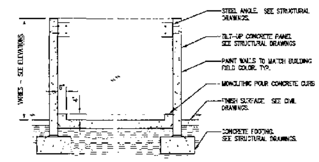
(7) **CANOPY ELEVATION** SCALE: 1/2"=1'-0"



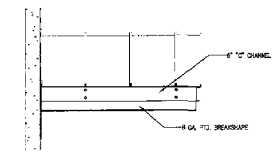
(1) **TRASH ENCLOSURE PLAN** SCALE: 1/8"=1'-0"



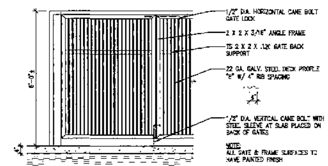
(8) **CANOPY SECTION** SCALE: 1/2"=1'-0"



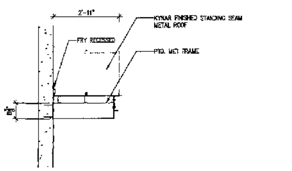
(2) **TRASH ENCLOSURE SECTION** SCALE: 3/8"=1'-0"



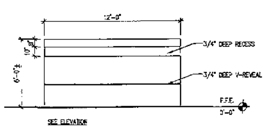
(9) **CANOPY SIDE ELEVATION** SCALE: 1/2"=1'-0"



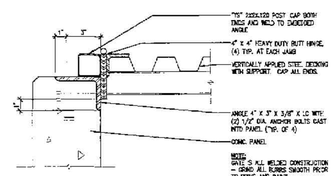
(3) **TRASH ENCLOSURE GATE ELEVATION** SCALE: 1/2"=1'-0"



(10) **CANOPY SIDE SECTION** SCALE: 1/2"=1'-0"



(4) **TRASH ENCLOSURE REVEALS** SCALE: 1/4"=1'-0"



(5) **TRASH GATE JAMB AT CONCRETE** SCALE: 3"=1'-0"

DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

TRASH ENCLOSURE DETAILS

ISSUE DATES:

DRAWN BY: DISK GARCIA
REVIEWED BY: RALPH LE ROUX
APPROVED BY: STEVE MINCEY
DES PROJECT NO: 9613.01

BUILDING

A8.1

SHEET

DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE
CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

PHOTOMETRIC

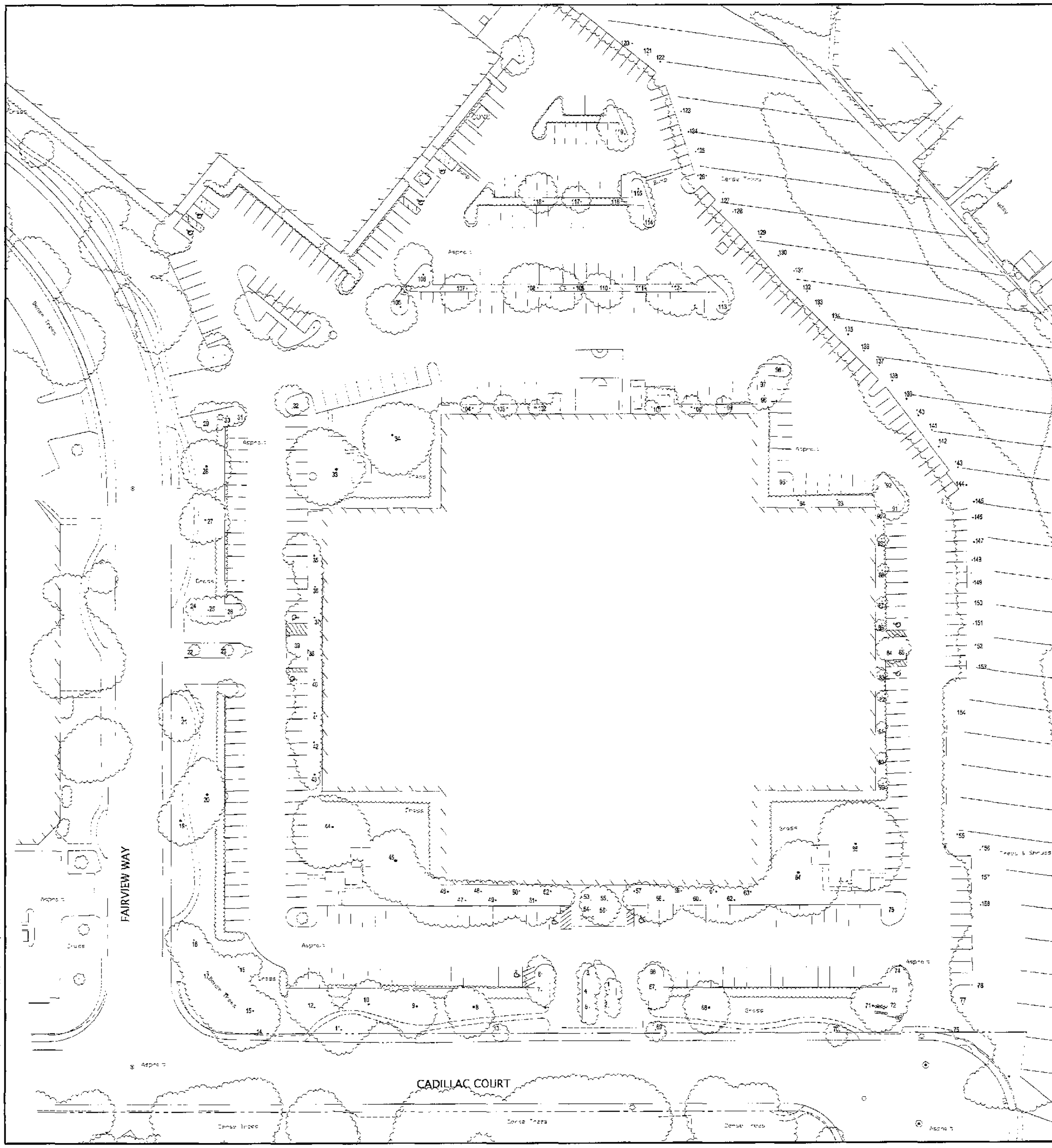
ISSUE DATES	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06
DRAWN BY	ERIK GARCIA
REVIEWED BY	RALPH LE ROUX
APPROVED BY:	STEVE MINGEY
DES PROJECT NO.	9613.01

REGISTERED PROFESSIONAL ENGINEER STEPHEN D. MINGEY No. C 33341 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

BUILDING

PM 1

SHEET



EXISTING TREES

KEY	BOTANICAL NAME	COMMON NAME	CIRCUMFERENCE	CONDITION	STATUS
1	Malus, spp.	Crabapple	2'-1"	Good	TBR
2	Malus, spp.	Crabapple	1'-7"	Good	TBR
3	Malus, spp.	Crabapple	1'-6"	Good	TBR
4	Malus, spp.	Crabapple	2'-4"	Good	TBR
5	Malus, spp.	Crabapple	2'-4"	Good	TBR
6	Malus, spp.	Crabapple	1'-7"	Good	TBR
7	Malus, spp.	Crabapple	2'-4"	Good	TBR
8	Acacia melanoxylon	Blackwood Acacia	5'-3"	Good	TR
9	Acacia melanoxylon	Blackwood Acacia	4'-8"	Good	TR
10	Acacia melanoxylon	Blackwood Acacia	4'-8"	Good	TR
11	Acacia melanoxylon	Blackwood Acacia	4'-2"	Good	TR
12	Acacia melanoxylon	Blackwood Acacia	5'-3"	Good	TR
13	Acacia, spp.	Acacia	1'-7"	Fair	TR
14	Fraxinus americana	White Ash	4'-6"	Good	TR
15	Fraxinus americana	White Ash	4'-5"	Good	TR
16	Fraxinus americana	White Ash	4'-9"	Good	TR
17	Fraxinus americana	White Ash	3'-11"	Good	TR
18	Fraxinus americana	White Ash	3'-11"	Good	TR
19	Acacia melanoxylon	Blackwood Acacia	5'-3"	Good	TR
20	Acacia melanoxylon	Blackwood Acacia	5'-3"	Good	TR
21	Acacia melanoxylon	Blackwood Acacia	5'-3"	Good	TR
22	Lagerstroemia spp.	Crape Myrtle	9"	Good	TBR
23	Lagerstroemia spp.	Crape Myrtle	9"	Good	TBR
24	Malus, spp.	Crabapple	1'-4"	Fair	TBR
25	Malus, spp.	Crabapple	2'-4"	Good	TBR
26	Malus, spp.	Crabapple	1'-10"	Good	TBR
27	Acacia melanoxylon	Blackwood Acacia	4'-9"	Good	TR
28	Acacia melanoxylon	Blackwood Acacia	5'-6"	Good	TR
29	Malus, spp.	Crabapple	2'-4"	Good	TBR
30	Malus, spp.	Crabapple	2'-1"	Good	TBR
31	Malus, spp.	Crabapple	2'-1"	Good	TBR
32	Malus, spp.	Crabapple	2'-1"	Good	TBR
33	Salix babylonica	Weeping Willow	5'-3"	Good	TBR
34	Salix babylonica	Weeping Willow	5'-9"	Good	TBR
35	Fraxinus americana	White Ash	3'-11"	Good	TBR
36	Fraxinus americana	White Ash	3'-5"	Good	TBR
37	Fraxinus americana	White Ash	4'-9"	Good	TBR
38	Malus, spp.	Crabapple	1'-4",6"	Fair	TBR
39	Malus, spp.	Crabapple	9"	Good	TBR
40	Fraxinus americana	White Ash	3'-11"	Good	TBR
41	Fraxinus americana	White Ash	3'-11"	Good	TBR
42	Fraxinus americana	White Ash	3'-5"	Good	TBR
43	Fraxinus americana	White Ash	3'-6"	Good	TBR
44	Salix babylonica	Weeping Willow	5'-0"	Good	TBR
45	Salix babylonica	Weeping Willow	6'-0"	Good	TBR
46	Fraxinus americana	White Ash	5'-9"	Good	TBR
47	Fraxinus americana	White Ash	4'-6"	Good	TBR
48	Fraxinus americana	White Ash	4'-8"	Good	TBR
49	Fraxinus americana	White Ash	3'-11"	Good	TBR
50	Fraxinus americana	White Ash	3'-7"	Good	TBR
51	Fraxinus americana	White Ash	3'-11"	Good	TBR
52	Fraxinus americana	White Ash	3'-11"	Good	TBR
53	Malus, spp.	Crabapple	1'-10"	Good	TBR
54	Malus, spp.	Crabapple	1'-10"	Good	TBR
55	Malus, spp.	Crabapple	1'-7"	Good	TBR
56	Malus, spp.	Crabapple	2'-1"	Good	TBR
57	Fraxinus americana	White Ash	3'-11"	Good	TBR
58	Fraxinus americana	White Ash	3'-5"	Good	TBR
59	Fraxinus americana	White Ash	2'-7"	Good	TBR
60	Fraxinus americana	White Ash	3'-7"	In Decline	TBR
61	Fraxinus americana	White Ash	4'-5"	Good	TBR
62	Fraxinus americana	White Ash	3'-11"	Good	TBR
63	Fraxinus americana	White Ash	3'-11"	Good	TBR
64	Salix babylonica	Weeping Willow	6'-0"	Good	TBR
65	Salix babylonica	Weeping Willow	5'-3"	Good	TBR
66	Malus, spp.	Crabapple	1'-7"	Good	TBR
67	Malus, spp.	Crabapple	2'-7"	Good	TBR
68	Acacia melanoxylon	Blackwood Acacia	6'-3"	Good	TR
69	Malus, spp.	Crabapple	1'-3"	Good	TBR
70	Acacia spp.	Acacia	2'-7"	Poor	TR
71	Acacia melanoxylon	Blackwood Acacia	5'-3"	Good	TR
72	Malus, spp.	Crabapple	1'-10"	Good	TBR
73	Malus, spp.	Crabapple	2'-1"	Good	TBR
74	Malus, spp.	Crabapple	1'-3"	Good	TBR
75	Lagerstroemia spp.	Crape Myrtle	6"	Good	TBR
76	Salix babylonica	Weeping Willow	4'-5"	Poor	TR
77	Malus, spp.	Crabapple	1'-10"	Good	TR
78	Acacia melanoxylon	Blackwood Acacia	4'-2"	Good	TR
79	Pittosporum tenuifolium	Pittosporum	2'-6"	Good	TBR
80	Pittosporum tenuifolium	Pittosporum	2'-3"	Good	TBR
81	Pittosporum tenuifolium	Pittosporum	3'-0"	Good	TBR
82	Pittosporum tenuifolium	Pittosporum	3'-2"	Good	TBR
83	Pittosporum tenuifolium	Pittosporum	2'-1"	Good	TBR
84	Malus, spp.	Crabapple	2'-1"	Good	TBR
85	Malus, spp.	Crabapple	2'-1"	Good	TBR
86	Pittosporum tenuifolium	Pittosporum	2'-4"	Good	TBR
87	Pittosporum tenuifolium	Pittosporum	2'-1"	Good	TBR
88	Pittosporum tenuifolium	Pittosporum	4'-9"	Good	TBR
89	Pittosporum tenuifolium	Pittosporum	2'-7"	Good	TBR
90	Pittosporum tenuifolium	Pittosporum	3'-2"	Good	TBR
91	Acacia melanoxylon	Blackwood Acacia	2'-4"	Good	TBR
92	Acacia melanoxylon	Blackwood Acacia	2'-1"	Good	TBR
93	Pittosporum tenuifolium	Pittosporum	3'-8"	Good	TBR
94	Pittosporum tenuifolium	Pittosporum	4'-3"	Good	TBR
95	Acacia melanoxylon	Blackwood Acacia	2'-4"	Good	TBR
96	Acacia melanoxylon	Blackwood Acacia	2'-4"	Good	TBR
97	Acacia melanoxylon	Blackwood Acacia	1'-10"	Good	TBR
98	Acacia melanoxylon	Blackwood Acacia	2'-7"	Good	TBR
99	Pittosporum tenuifolium	Pittosporum	3'-3"	Good	TBR
100	Pittosporum tenuifolium	Pittosporum	3'-2"	Good	TBR
101	Pittosporum tenuifolium	Pittosporum	3'-8"	Good	TBR
102	Pittosporum tenuifolium	Pittosporum	3'-2"	Good	TBR
103	Pittosporum tenuifolium	Pittosporum	3'-10"	Good	TBR
104	Pittosporum tenuifolium	Pittosporum	4'-2"	Good	TBR
105	Eucalyptus spp.	Eucalyptus	3'-11"	Fair	TBR
106	Eucalyptus spp.	Eucalyptus	3'-11"	Fair	TBR
107	Eucalyptus spp.	Eucalyptus	3'-11"	Fair	TBR
108	Eucalyptus spp.	Eucalyptus	4'-8"	Fair	TBR
109	Eucalyptus spp.	Eucalyptus	4'-8"	Fair	TBR
110	Eucalyptus spp.	Eucalyptus	3'-7"	Fair	TBR
111	Eucalyptus spp.	Eucalyptus	3'-7"	Fair	TBR
112	Eucalyptus spp.	Eucalyptus	3'-7"	Fair	TBR
113	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TBR
114	Eucalyptus spp.	Eucalyptus	2'-10"	Fair	TBR
115	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TBR
116	Eucalyptus spp.	Eucalyptus	2'-4"	Fair	TBR
117	Eucalyptus spp.	Eucalyptus	2'-4"	Fair	TBR
118	Eucalyptus spp.	Eucalyptus	3'-5"	Fair	TBR
119	Eucalyptus spp.	Eucalyptus	3'-8"	Fair	TBR
120	Eucalyptus spp.	Eucalyptus	3'-1"	Fair	TR
121	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TR
122	Eucalyptus spp.	Eucalyptus	2'-11"	Fair	TR
123	Eucalyptus spp.	Eucalyptus	2'-7"	Fair	TR
124	Eucalyptus spp.	Eucalyptus	3'-9"	Fair	TR
125	Eucalyptus spp.	Eucalyptus	2'-7"	Fair	TR
126	Eucalyptus spp.	Eucalyptus	2'-7"	Fair	TR
127	Eucalyptus spp.	Eucalyptus	2'-7"	Fair	TR
128	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TR
129	Eucalyptus spp.	Eucalyptus	3'-4"	Fair	TR
130	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TR
131	Eucalyptus spp.	Eucalyptus	2'-7"	Fair	TR
132	Eucalyptus spp.	Eucalyptus	3'-11"	Fair	TR
133	Eucalyptus spp.	Eucalyptus	1'-7"	Poor	TR
134	Eucalyptus spp.	Eucalyptus	2'-1"	Poor	TR
135	Eucalyptus spp.	Eucalyptus	4'-5"	Fair	TR
136	Eucalyptus spp.	Eucalyptus	2'-7"	Poor	TR
137	Eucalyptus spp.	Eucalyptus	2'-7"	Fair	TR
138	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TR
139	Eucalyptus spp.	Eucalyptus	3'-11"	Fair	TR
140	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TR
141	Eucalyptus spp.	Eucalyptus	2'-7"	Poor	TR
142	Eucalyptus spp.	Eucalyptus	3'-8"	Poor	TR
143	Eucalyptus spp.	Eucalyptus	3'-2"	Poor	TR
144	Eucalyptus spp.	Eucalyptus	2'-1"	Fair	TR
145	Eucalyptus spp.	Eucalyptus	4'-5"	Fair	TBR
146	Eucalyptus spp.	Eucalyptus	2'-11"	Fair	TR
147	Eucalyptus spp.	Eucalyptus	3'-2"	Fair	TR
148	Acacia spp.	Acacia	1'-7",1'-0"	Fair	TR
149	Eucalyptus spp.	Eucalyptus	2'-4"	Fair	TR
150	Eucalyptus spp.	Eucalyptus	2'-1"	Fair	TR
151	Acacia spp.	Acacia	1'-7"	Fair	TR
152	Eucalyptus spp.	Eucalyptus	2'-1"	Fair	TR
153	Eucalyptus spp.	Eucalyptus	2'-1"	Fair	TR
154	Eucalyptus spp.	Eucalyptus	1'-0"	Fair	TR
155	Eucalyptus spp.	Eucalyptus	1'-0"	Fair	TR
156	Eucalyptus spp.	Eucalyptus	2'-7"	Fair	TR
157	Eucalyptus spp.	Eucalyptus	1'-0"	Fair	TR
158	Eucalyptus spp.	Eucalyptus	1'-7"	Fair	TR

TBR = To Be Removed
TR = To Remain

DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

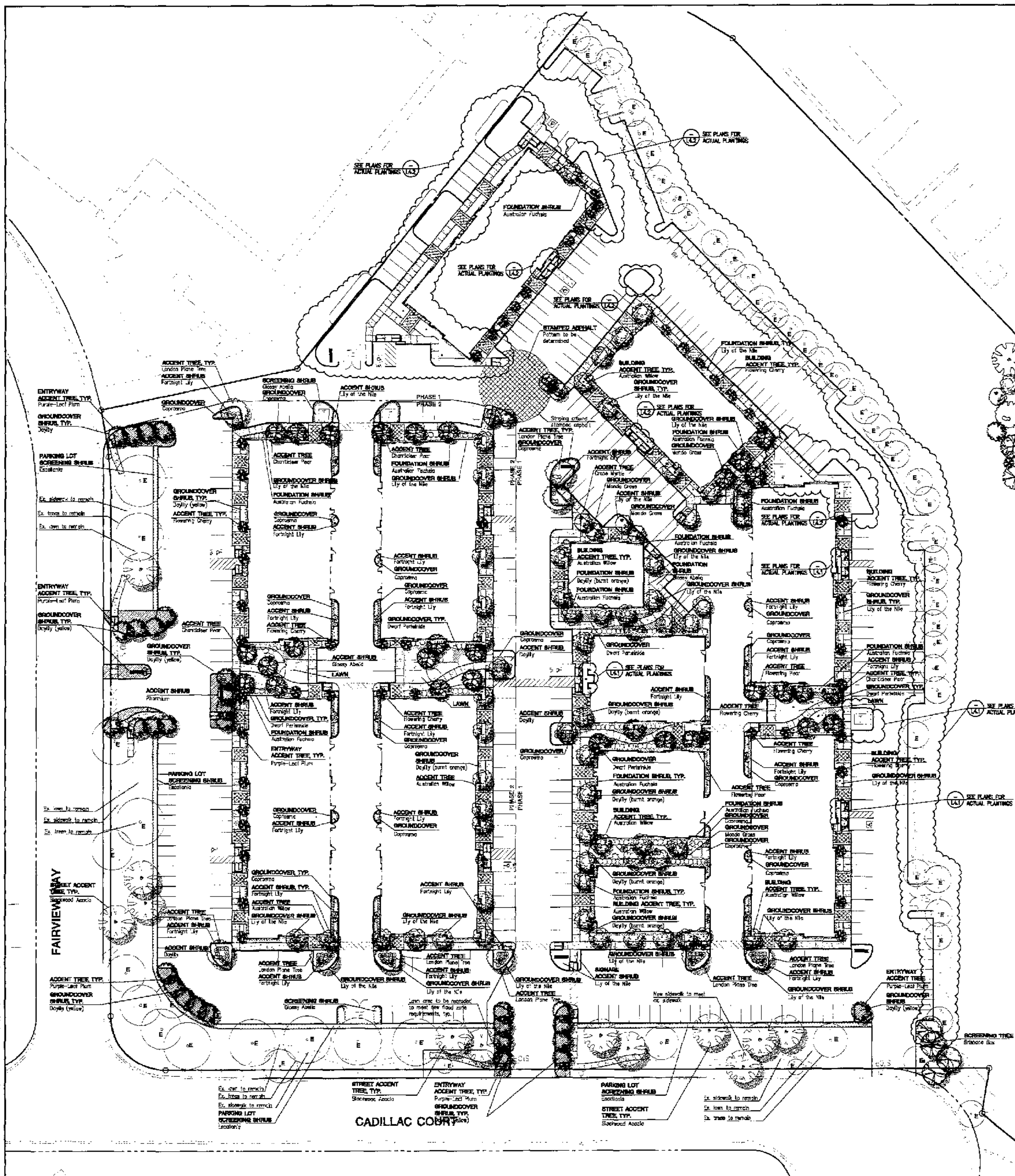
VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

EXISTING TREE INVENTORY

ISSUE DATES:	SITE AND ARCHITECTURAL REVIEW 07.01.05
	SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05
	SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05
	PERMIT APPLICATION 02.10.06
	SITE AND ARCHITECTURAL REVIEW revision 3 02.22.06
	DEMOLITION PERMIT APPLICATION 03.01.06
	SITE AND ARCHITECTURAL REVIEW 3.22.06
DRAWN BY:	CM
REVIEWED BY	RALPH LE ROUX
APPROVED BY	STEVE MINCEY
DES PROJECT NO.	9613.01

L0.1
SHEET



SCALE: 1" = 30'-0"

0 5' 15' 30' 60'

TREES TO BE REMOVED:

BOTANICAL NAME	COMMON NAME	QTY
Acacia melanoxylon	Blackwood Acacia	6
Lagerstroemia, spp.	Crape Myrtle	3
Eucalyptus spp.	Eucalyptus	15
Fraxinus americana	White Ash	21
Malus, spp.	Crabapple	29
Pittosporum tenuifolium	Pittosporum	18
Salix babylonica	Weeping Willow	6

Note:
Standard replacement ratio for ordinance-sized protected trees is 2:1.

PROPOSED PLANT LIST:

TREES

BOTANICAL NAME	COMMON NAME	QTY	INSTALL SIZE	APPROX SIZE AT 5 YEARS	APPROX MATURE SIZE	YEARS TO MATURITY	NOTES
Acacia melanoxylon	Blackwood Acacia	12	24-box	18' x 15'	30' x 25'	20	--
Geijera parvifolia	Australian Willow	72	36-box	12' x 12'	18' x 15'	20	--
Lagerstroemia hyb.	Crape Myrtle	13	36-box	12' x 12'	22' x 15'	15	--
Platanus acerifolia 'Bloodgood'	London Plane Tree	13	36-box	15' x 15'	35' x 25'	25	--
Prunus cerasifera 'Krauter Vesuvius'	Purple-Leaf Plum	30	36-box	12' x 12'	20' x 20'	15	High-branched
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	31	36-box	15' x 10'	25' x 15'	15	--
Prunus serrulata 'Amanogawa'	Flowering Cherry	57	36-box	10' x 5'	20' x 8'	15	--
Tristania conferta	Brisbane Box	20	36-box	15' x 12'	25' x 20'	25	--

SHRUBS

BOTANICAL NAME	COMMON NAME	QTY	INSTALL SIZE	SIZE AT 5 YEARS	MATURE SIZE	YEARS TO MATURITY	NOTES
Abelia grandiflora 'Edward Goucher'	Glossy Abelia	45	5-gal	--	4' x 4'	--	--
Agapanthus orientalis various cultivars	Lily of the Nile	1,957	1-gal	--	2' x 2'	--	--
Correa 'Ivory Bells'	Australian Fuchsia	492	5-gal	--	2' x 4'	--	--
Dietes vegeta	Fortnight Lily	356	5-gal	--	3' x 3'	--	--
Escallonia 'Fradesii'	Escallonia	199	5-gal	--	5' x 5'	--	Trim to 4' ht.
Hemerocallis, hyb. yellow and orange	Daylily	2,310	1-gal	--	2' x 2'	--	--
Phormium 'Atropurpurea'	New Zealand Flax	13	5-gal	--	5' x 4'	--	--
Rhamnus californica 'Eve Case'	Coffeeberry	111	5-gal	--	4' x 4'	--	--
			5-gal		4' x 4'		

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	QTY	INSTALL SIZE	SIZE AT 5 YEARS	MATURE SIZE	YEARS TO MATURITY	NOTES
Coprosma kirkii	Coprosma	624	1-gal	--	2' x 4'	--	3'o.c., tri. sp.
Ophiopogon japonicus	Mondo Grass	4,385	4" cutting	--	8" x 1'	--	6" o.c., tri. sp.
Vinca minor	Dwarf Periwinkle	5,050	rooted cutting	--	6" x 1'	--	6" o.c., tri. sp.

AREA CALCULATIONS

Total lot area:	12.02 acres
Total impervious area:	6.40 acres
Total landscape area:	5.62 acres

TREE CALCULATIONS

Total trees to be removed:	114
Total trees to be planted:	248

Note:
Standard replacement ratio for ordinance-sized protected trees is 2:1.

DES ARCHITECTS ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

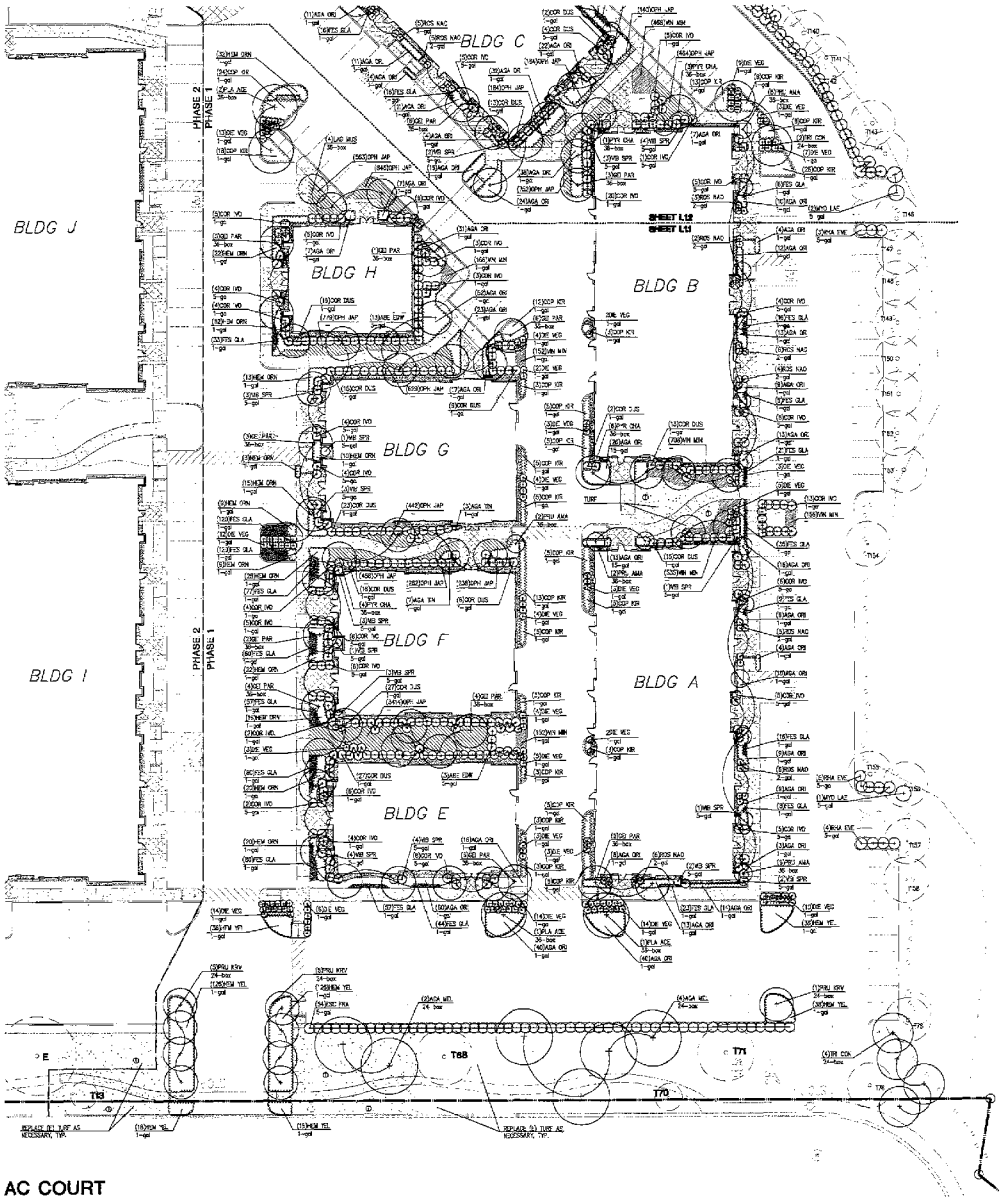
1136 Cadillac Ct.
Milpitas, CA 95035

CONCEPTUAL LANDSCAPE PLAN

ISSUE DATES	SITE AND ARCHITECTURAL REVIEW 07.01.05 SITE AND ARCHITECTURAL REVIEW revision 1 10.04.05 SITE AND ARCHITECTURAL REVIEW revision 2 12.23.05 PERMIT APPLICATION 02.10.06 SITE AND ARCHITECTURAL REVIEW revision 2 02.22.06 DEMOLITION PERMIT APPLICATION 03.01.06 SITE AND ARCHITECTURAL REVIEW 3.22.06
DRAWN BY:	BICK GARCIA
REVIEWED BY	RALPH LE ROUX
APPROVED BY	STEVE MINCEY
DES PROJECT NO	9613.01

L1.0

SHEET



PLANTING NOTES:

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS.

2. PLANTING PLAN IS DIAGRAMMATIC. SOME ADJUSTMENTS TO PLANT MATERIAL PLACEMENT MAY BE REQUIRED DUE TO OBSTRUCTIONS OR ELEMENTS NOT SHOWN ON PLANTING PLAN. ADJUSTMENTS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. PLANT QUANTITIES ARE ONLY APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL GRAPHICALLY SHOWN PLANT MATERIAL.

3. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL PLANTING REQUIREMENTS, PROCEDURES AND SOIL PREPARATION.

4. ALL TREES SHALL BE PRE-TAGGED AT NURSERY PRIOR TO DELIVERY. GENERAL CONTRACTOR SHALL COORDINATE TAGGING A MINIMUM OF SIX MONTHS PRIOR TO SCHEDULED INSTALLATION OR CONFIRMATION OF TAGGING OF TREES SHALL BE FORWARDED TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT TO REVIEW SPECIMEN SIZE.

5. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT UNAVAILABILITY WITHIN THIRTY DAYS AFTER BID AWARD.

6. TOP DRESS ALL NON-TURF AREAS WITH 2" DEPTH, SHREDDED REDWOOD BARK (SEQUOIA HARD) SUBMIT SAMPLE.

7. LANDSCAPE ARCHITECT SHALL APPROVE ALL PROPOSED PLANT SUBSTITUTIONS PRIOR TO DELIVERY OF NURSERY STOCK.

8. TO ENSURE AVAILABILITY AND TIMELY DELIVERY OF SHRUB AND GROUNDCOVER, CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR CONTRACT GROWING OF NON-REPRESENTED PLANT MATERIAL.

9. PLANT MULCHING SHALL SPREAD WITH A WHEELBARROW. MULCH MUST BE CONTROLLED BY THE USE OF HEADER BOARDS. REFER TO DETAIL PLAN FOR PLANTING AREA DEFINITIONS.

10. CONTRACTOR SHALL LAYOUT PLANTING CONTROL LINES AND HEADERS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, BEFORE PROCEEDING WITH PLANTING OPERATIONS.

11. DO NOT LOCATE TREES IN THE FOLLOWING LISTED AREA:
   A. WITHIN 40' FROM CURB RADIUS CENTER OF 90 DEGREE PUBLIC STREET INTERSECTIONS
   B. LESS THAN 10' FROM A DRIVE LINE
   C. LESS THAN 5' FROM A FIRE HYDRANT, WATER METER OR GAS METER
   D. LESS THAN 15' FROM A UTILITY POLE OR LIGHT STANDARD
   E. LESS THAN 20' FROM ANOTHER TREE (DEPENDING ON SPECIES)
   F. WHERE WATER, GAS, OR UTILITY LINES ARE DIRECTLY BELOW TREE

EXISTING TREES:

NO.	BOTANICAL NAME	COMMON NAME	SIZE	STATUS	NOTES
T13	Acacia spp.	Acacia	10' x 10'	TR	On site
T68	Acacia melanoxylon	Blackwood Acacia	25' x 30'	TR	On site
T70	Acacia spp	Acacia	10' x 10'	TR	On site
T71	Acacia melanoxylon	Blackwood Acacia	25' x 25'	TR	On site
T76	Salix babylonica	Weeping Willow	18' x 20'	TR	On site
T78	Acacia melanoxylon	Blackwood Acacia	18' x 20'	TR	On site
T120	Eucalyptus spp.	Eucalyptus	20' x 20'	TR	On site
T121	Eucalyptus spp.	Eucalyptus	18' x 12'	TR	On site
T122	Eucalyptus spp.	Eucalyptus	18' x 15'	TR	On site
T123	Eucalyptus spp.	Eucalyptus	18' x 15'	TR	On site
T124	Eucalyptus spp.	Eucalyptus	15' x 15'	TR	On site
T125	Eucalyptus spp.	Eucalyptus	15' x 10'	TR	On site
T126	Eucalyptus spp.	Eucalyptus	15' x 12'	TR	On site
T129	Eucalyptus spp.	Eucalyptus	6' x 12'	TR	On site
T130	Eucalyptus spp.	Eucalyptus	20' x 18'	TR	On site
T136	Eucalyptus spp.	Eucalyptus	22' x 20'	TR	On site
T140	Eucalyptus spp.	Eucalyptus	15' x 10'	TR	On site
T141	Eucalyptus spp.	Eucalyptus	18' x 15'	TR	On site
T142	Eucalyptus spp.	Eucalyptus	15' x 18'	TR	On site
T143	Eucalyptus spp.	Eucalyptus	18' x 18'	TR	On site
T144	Eucalyptus spp.	Eucalyptus	15' x 8'(?)	TR	On site
T147	Eucalyptus spp.	Eucalyptus	15' x 12'	TR	On site
T148	Eucalyptus spp.	Eucalyptus	15' x 15'	TR	On site
T149	Eucalyptus spp.	Eucalyptus	15' x 10'	TR	On site
T150	Eucalyptus spp.	Eucalyptus	15' x 12'	TR	On site
T151	Eucalyptus spp.	Eucalyptus	15' x 10'	TR	On site
T152	Eucalyptus spp.	Eucalyptus	15' x 10'	TR	On site
T153	Eucalyptus spp.	Eucalyptus	15' x 10'(?)	TR	On site
T154	Eucalyptus spp.	Eucalyptus	15' x 12'	TR	On site
T156	Eucalyptus spp.	Eucalyptus	20' x 18'	TR	On site
T157	Eucalyptus spp.	Eucalyptus	15' x 10'	TR	On site
T158	Eucalyptus spp.	Eucalyptus	15' x 10'	TR	On site

TR = To Remain

T13 Existing Tree (example)

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	NOTES
TREES			
ACA MEL	Acacia melanoxylon	Blackwood Acacia	---
SEI PAR	Geijera parviflora	Australian Willow	---
LAG MUS	Lagerstroemia hyb. 'Muskogee'	Crape Myrtle	---
PLA COL	Platanus x acerifolia 'Bloodgood'	London Plane Tree	---
PRU KRV	Prunus cerasifera 'Krauter Vesuvius'	Purple-Leaf Plum	High-branched
PYR CHA	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	---
PRU AMA	Prunus serrulata 'Amanogawa'	Flowering Cherry	---
TR. CON	Tristania conferta	Brisbane Box	---
SHRUBS			
KEY	BOTANICAL NAME	COMMON NAME	NOTES
ABE EDW	Abelia grandiflora 'Edward Goucher'	Glossy Abelia	---
AGA ORI	Agapanthus orientalis	Lily of the Nile	2'o.c., tri. sp.
AGA ITN	Agapanthus orientalis 'Tinkerbell'	Lily of the Nile	2'o.c., tri. sp.
COR DUS	Correa 'Dusky Bells'	Australian Fuchsia	---
COR IVO	Correa 'Ivory Bells'	Australian Fuchsia	---
DIE VEG	Dietes vegeta	Fortnight Lily	---
ESC FRA	Escallonia 'Frades'	Escallonia	Trim to 4' ht.
HEM ORN	Hemerocallis, hyb. 'Red Velvet'	Daylily (red)	2'o.c., tri. sp.
HEM YEL	Hemerocallis, hyb. 'Loving Memory'	Daylily (burnt orange)	---
MYO LAE	Myoporum laetum	Myoporum	Shrub form
PHO ATR	Phormium 'Atropurpurea'	New Zealand Flax	---
RHA EVE	Rhamnus californica 'Eve Case'	Coffeeberry	---
ROS NAO	Rosa 'Noaschnee'	Carpet Rose (white)	Trademarked Flower Carpet Rose, pink pot
VIB SPR	Viburnum tinus 'Spring Bouquet'	Laurustinus	---
GROUNDCOVER			
KEY	BOTANICAL NAME	COMMON NAME	NOTES
COP KIR	Coprosma kirkii	Coprosma	3'o.c., tri. sp.
FES GLA	Festuca ovina 'Glauca'	Blue Fescue	9" o.c., tri. sp.
OPH JAP	Ophiopogon japonicus	Mondo Grass	6" o.c., tri. sp. rooted cuttings
VIN MIN	Vinca Minor	Dwarf Periwinkle	6" o.c., tri. sp. rooted cuttings

Turf to be Double Dwarf Fescue sod

SCALE: 1" = 20'-0"

0 5' 10' 20' 40'

DES ARCHITECTS ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

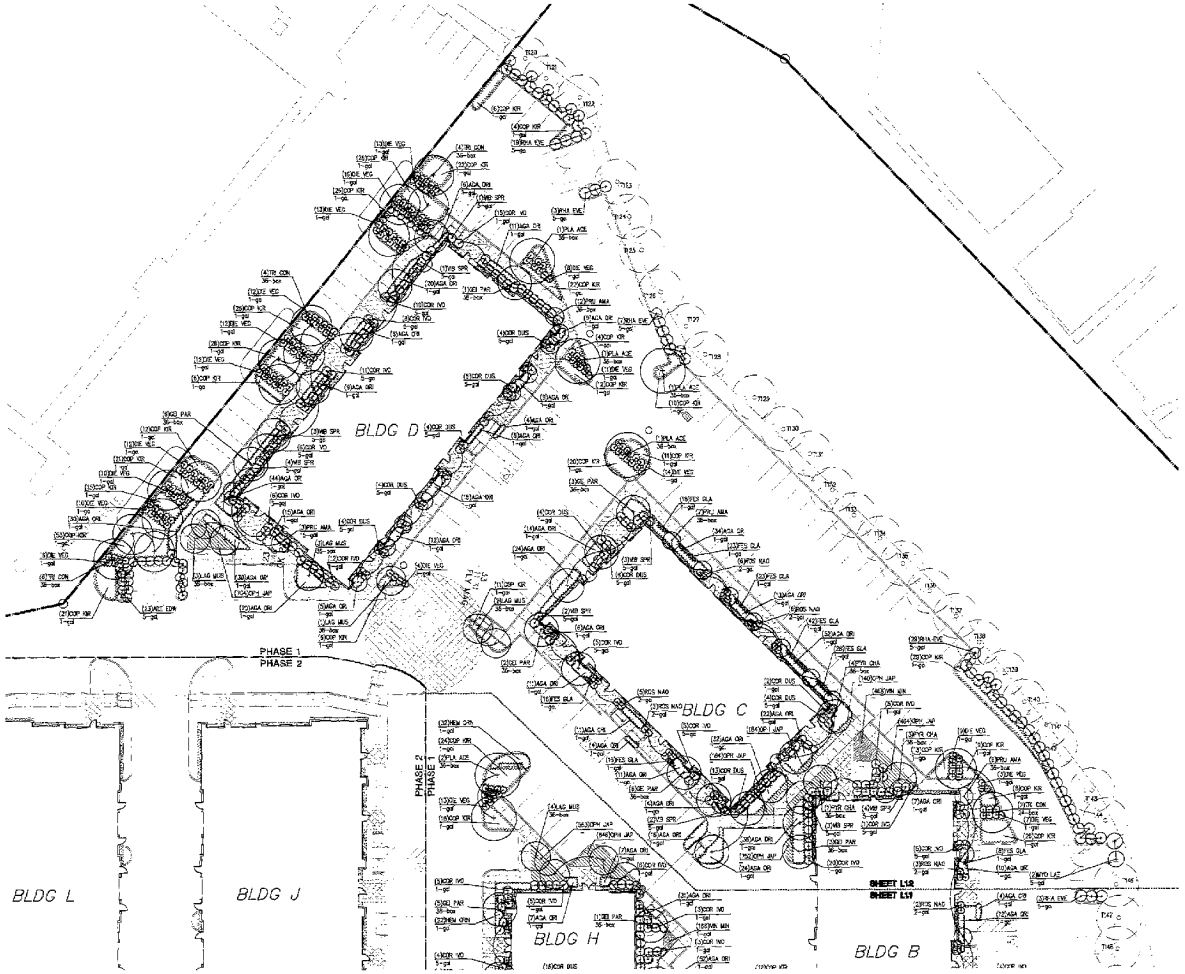
1136 Cadillac Ct.
Milpitas, CA 95035

PLANTING PLAN
PHASE 1

ISSUE DATES
SITE AND ARCHITECTURAL REVIEW 07.21.05
SITE AND ARCHITECTURAL REVIEW Number 1 10.04.05
SITE AND ARCHITECTURAL REVIEW Number 2 11.22.05
PLANNING APPLICATION 03.10.06
SITE AND ARCHITECTURAL REVIEW Number 3 09.22.06
BUILDING PERMIT APPLICATION 03.21.06
SITE AND ARCHITECTURAL REVIEW 7.30.06

DRAWN BY:	C.M.
REVIEWED BY:	RALPH LE ROUX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO	9813.01

L4.1
SHEET



DES
ARCHITECTS
ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CA. 94063
PHONE: (650) 364-8453
FAX: (650) 364-2618
www.des-ae.com

VENTURE CORPORATION

VENTURE CORPORATION
600 Miller Avenue
Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

1136 Cadillac Ct.
Milpitas, CA 95035

PLANTING PLAN
PHASE 1

ISSUE DATES:	SITE AND ARCHITECTURAL REVIEW
DRAWN BY:	GN
REVIEWED BY:	RALPH LEFOUR
APPROVED BY:	STEVE MINCEY
DES PROJECT NO:	9813.01

L4.2
SHEET